



## Lexington Court, Broadway, Salford Quays

Offers In Excess Of £145,000

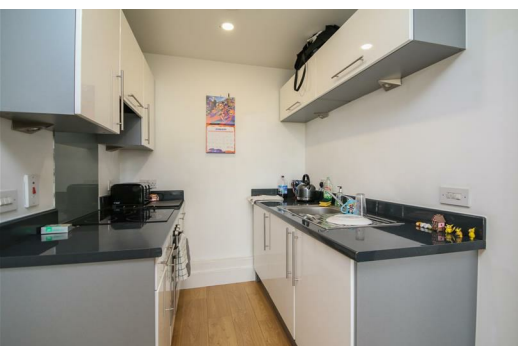
Welcome to this charming apartment located in the desirable Lexington Court, nestled in the vibrant area of Broadway, Salford Quays. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The apartment boasts two well-proportioned bedrooms, offering ample space for rest and relaxation. The modern bathroom is thoughtfully designed, ensuring both functionality and style.

One of the standout features of this property is the allocated parking space for one vehicle, a valuable asset in this bustling area. Residents of Salford Quays enjoy a wealth of amenities, including shops, restaurants, and cultural attractions, all within easy reach.

With its prime location and well-appointed spaces, this property is sure to attract interest. Do not miss the opportunity to make this delightful apartment your new home in Salford Quays.

\*Photos are used for marketing purposes and may differ from actual apartment.\*



**Kitchen/Living**

73'5" x 50'2" (22.4 x 15.3)

Open plan kitchen and living area. Kitchen area with fitted appliances.

**Master bedroom**

51'2" x 28'2" (15.60m x 8.59m)

Large size double bedroom, carpeted and heated by an electric heater.

**Bedroom two**

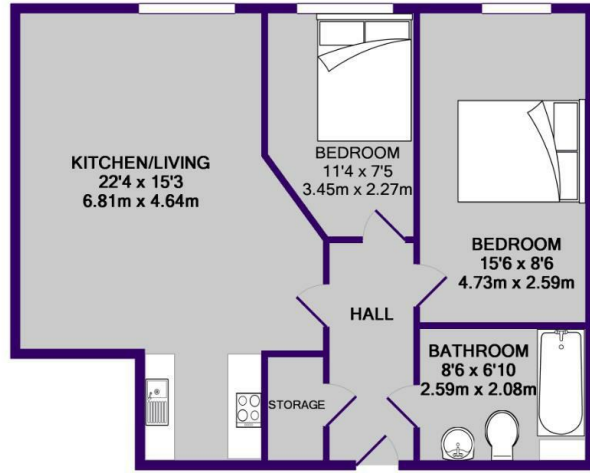
37'4" x 24'7" (11.4 x 7.5)

The second bedroom is also a double, neutral decoration which makes it easy to add your own stamp. Electric heating.

**Bathroom**

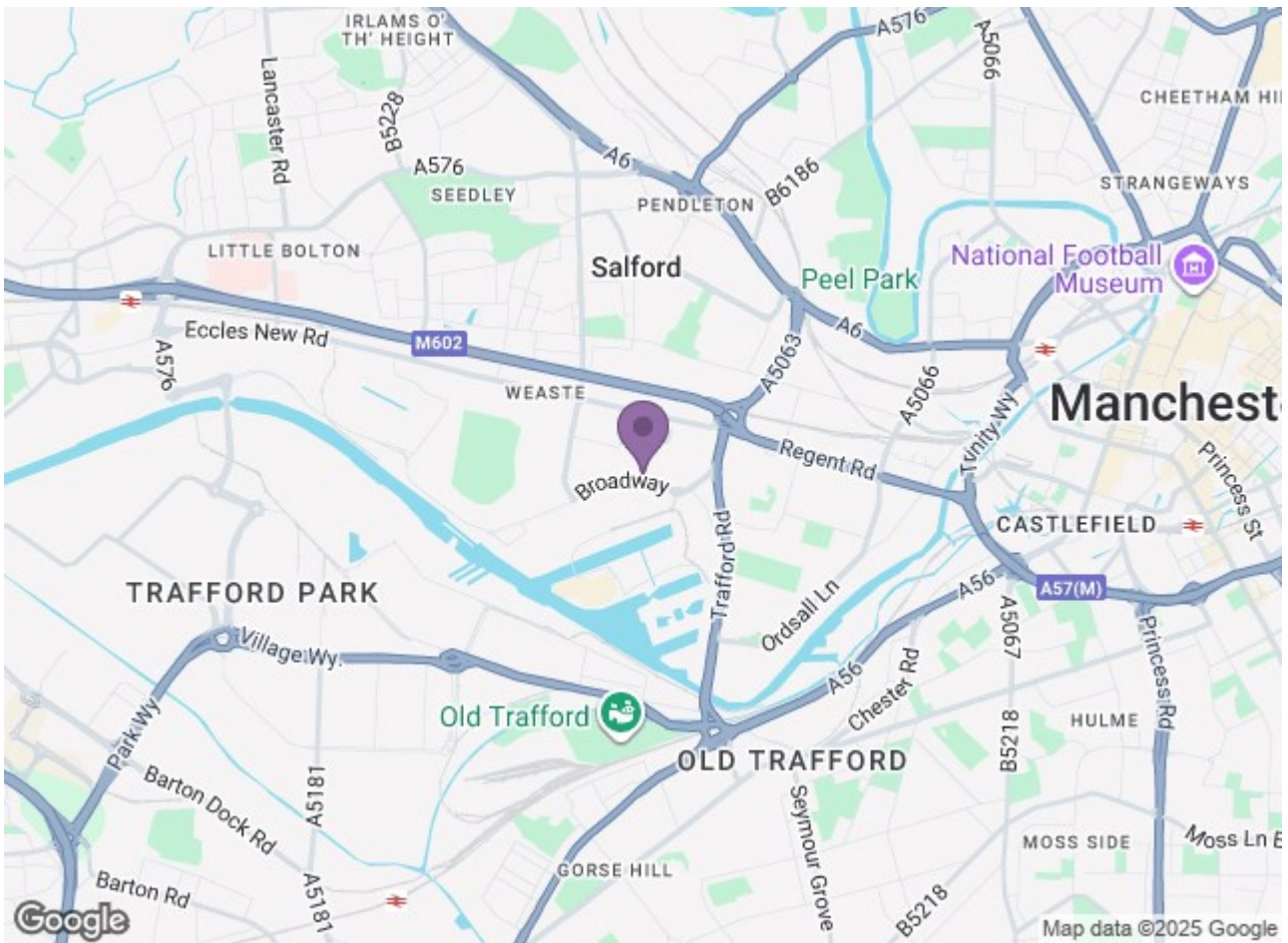
26'5" x 20'0" (8.06 x 6.10)

Three piece bathroom suite.



TOTAL APPROX. FLOOR AREA 596 SQ.FT. (55.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	83	68	68