Lexington Court, Broadway, Salford

Asking Price £135,000

Ascend

Built on higher standards

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Investment Buyers Only - Tenanted until Jan 2024 at £850pcm

Set in the stylish and vibrant area of Salford Quays, this Broadway development has a cracking one-bedroom apartment available.

On the outside you'll find landscaped gardens and your very own secure parking space - a huge bonus. Step inside and you'll find a chic and trendy design throughout, with real attention to detail. The open-plan lounge/kitchen has oodles of space. The property also boasts a great sized double bedroom and a slick modern bathroom.

The location is absolutely spot-on too. Take a short stroll and you'll find yourself among the water-front's stylish bars and restaurants as well as everything else the Quays has to offer. Travelling around the city couldn't be easier either - the tram stop is only a 5 minute stroll away, so Manchester is within easy reach. This really is modern city living at its best!

If you're interested in having a closer look, or have any questions, do get in touch. And just so you know, the pictures for this apartment are for marketing purposes only. The internal fixtures, fittings and furnishings may vary.

*Tenanted on a fixed term agreement until January 2024 at £850pcm

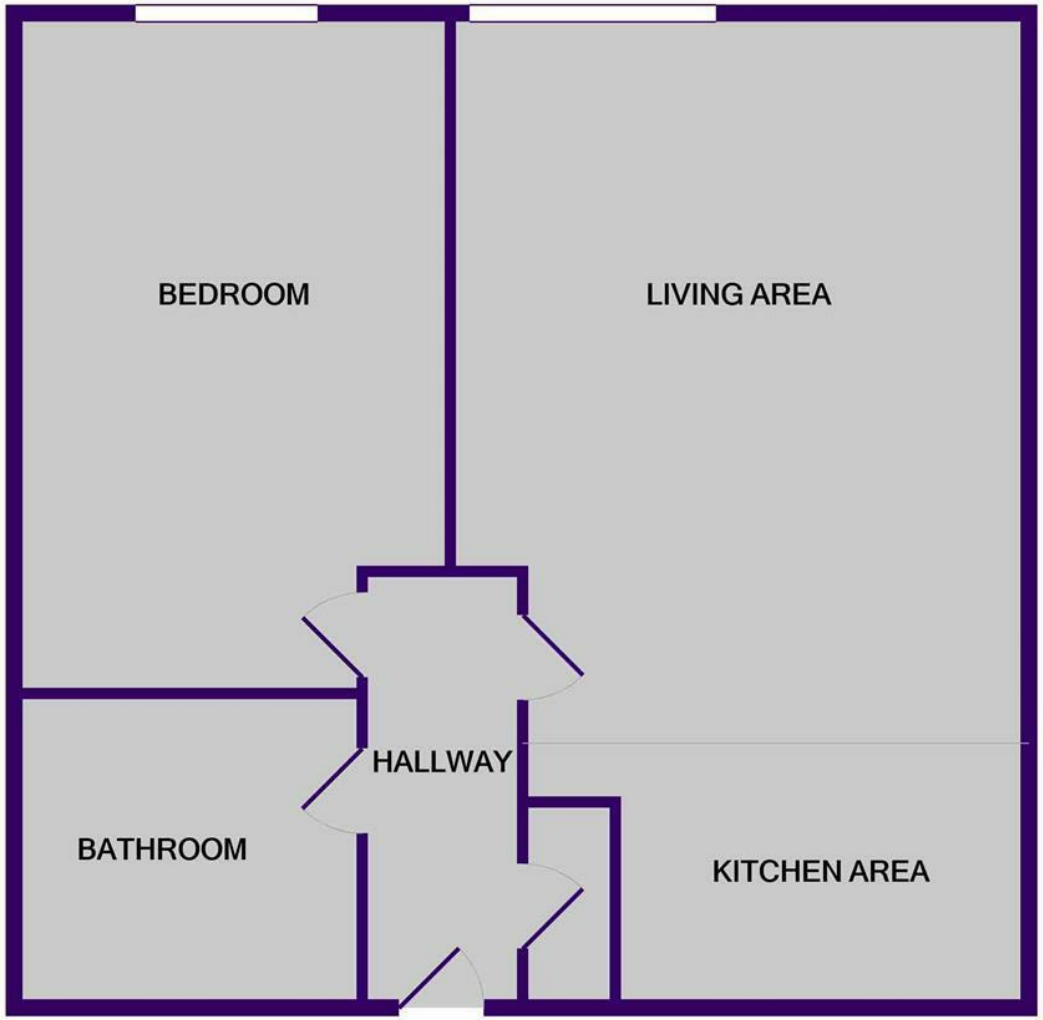
Hallway
Front entrance door from the communal hallway. Wood effect flooring, entrance phone, built in storage cupboard housing the hot water tank and washing machine.
Doors to:

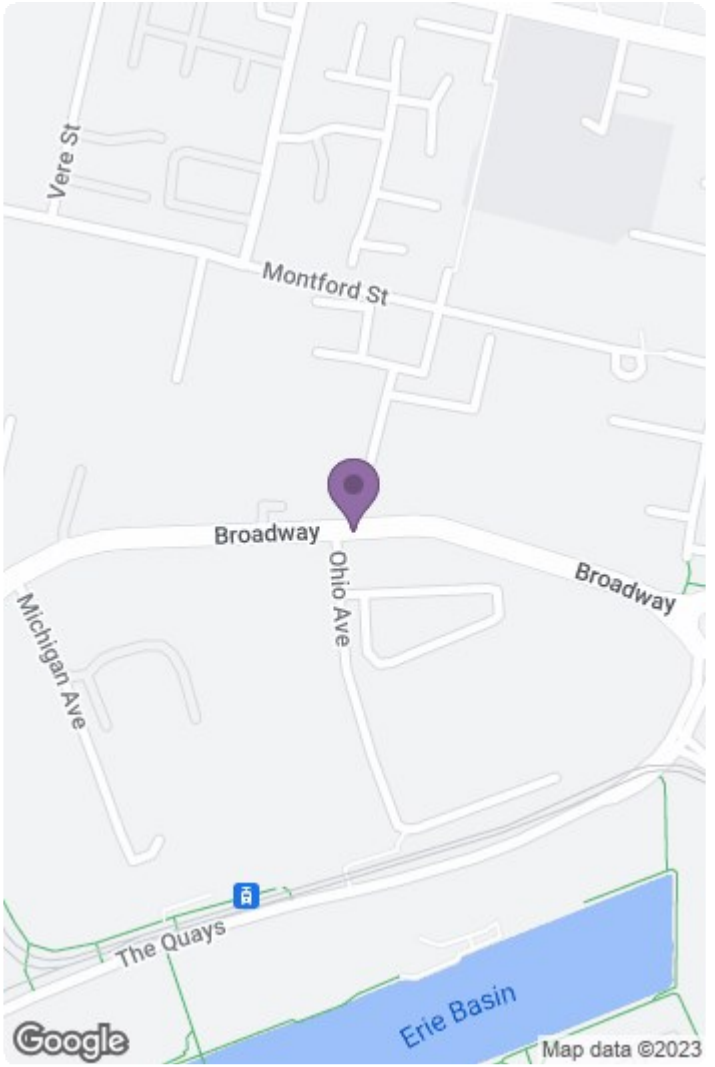
Living Kitchen Diner
Furnished with a modern range of wall mounted and base level units with work top surfaces over incorporating a stainless steel sink and drainer. Built in electric oven and grill with an electric hob and extractor hood over. Wood effect flooring, uPVC double glazed window, air ventilation point, wall mounted electric heaters.

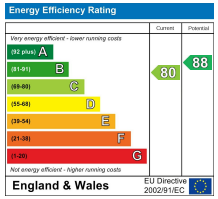
Bedroom
uPVC double glazed window, wall mounted electric heater.

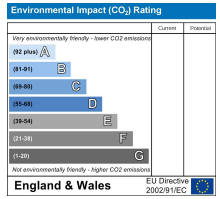
Bathroom
Furnished with a three piece suite comprising; Panelled bath with wall mounted shower attachment and shower screen. Vanity wash hand basin and a low level WC. Tiled walls, tiled flooring, extractor fan.

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.









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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241 Deansgate, Manchester, Lancashire, M3 4EL
Tel: 0161 637 8336
Email: contactus@ascendproperties.com
www.ascendproperties.com

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