



Lexington Court, Broadway, Salford Quays  
Offers In Excess Of £145,000

**Ascend**  
Built on higher standards



# Lexington Court, Broadway, Salford Quays

\*Buy To Let Investors Only\* - Tenanted at £975pcm

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.

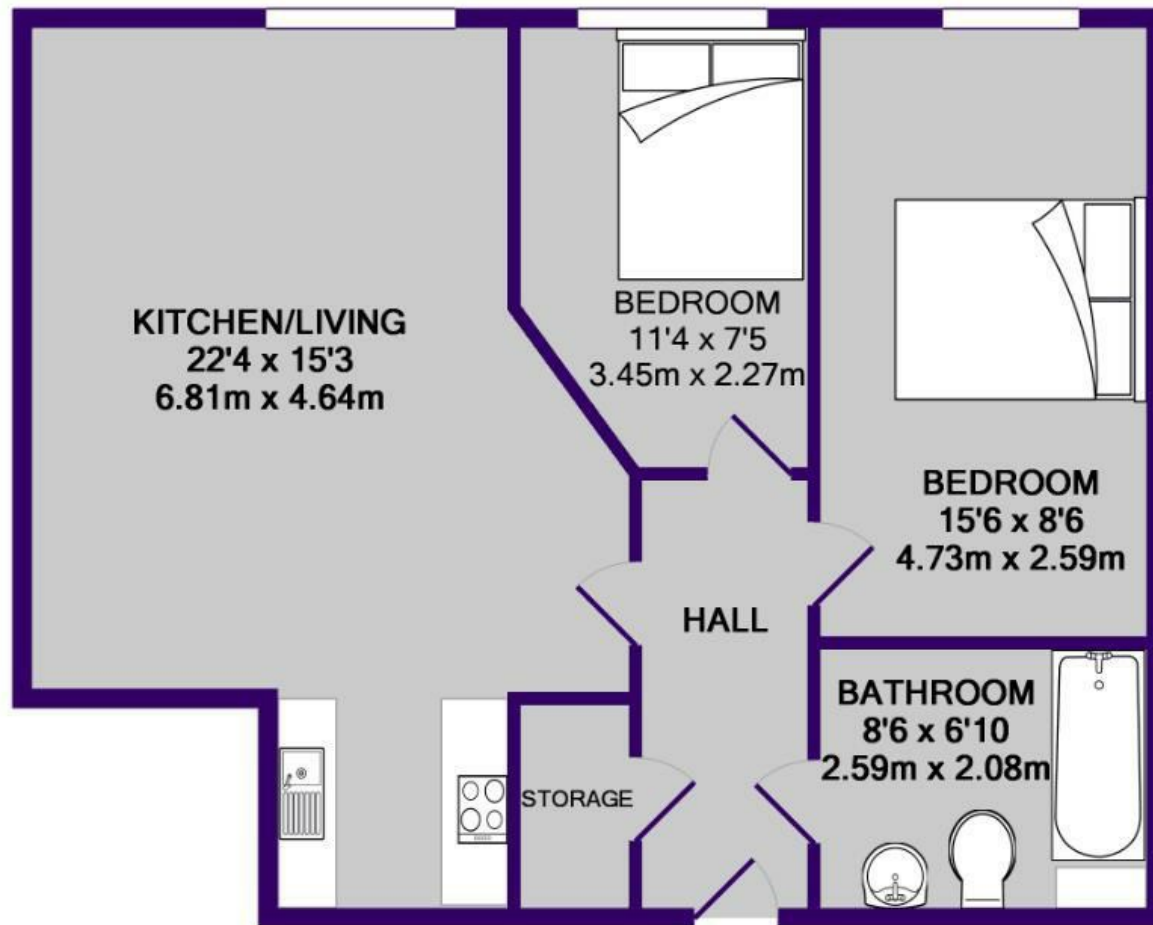
## Bathroom

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

Three piece bathroom suite.

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.





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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