

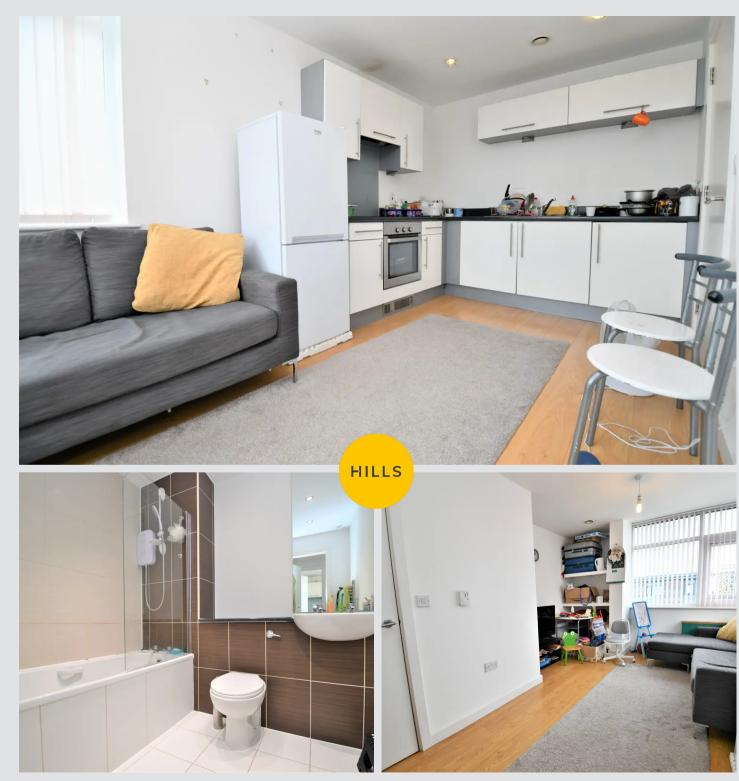
Lexington Court

Salford

Just a short walk from Media City is this MODERN, TOP FLOOR APARTMENT! Benefitting from two well-proportioned bedrooms and allocated parking, this property would be a great first time home or investment! The property is located within easy access of local amenities and Anchorage tram stop Council Tax band: B

Tenure: Leasehold

- Two Bedroom Top Floor Apartment
- Modern, Open Plan Living, Dining and Kitchen Area
- Contemporary Three-Piece Bathroom
- Two Well-Proportioned Bedrooms
- Allocated Parking
- Benefitting from a Communal Lift, Secure Gated Access and an Intercom System
- Just a Short Walk from Media City and Salford Quays Close to Anchorage Tram Stop, with Direct Access of Manchester City Centre
- Within Easy Access of a Range of Local Amenities, Including Shops, Bars and Restaurants
- Ideal First Time Home or Investment, Early Viewing is Essential!



Hall

Two ceiling light points.

Kitchen/Lounge/Diner

17' 1" x 10' 10" (5.20m x 3.30m)

Fitted with a range of modern wall and base units with complementary work surfaces and integrated sink and drainer unit. Integral oven and hob with space for a fridge freezer. Ceiling spotlights, ceiling light point, double glazed windows, power points and electric heater.

Utility Cupboard

Bedroom One

10' 10" x 10' 2" (3.30m x 3.10m)

Ceiling light point, double glazed window, electric heater and power points.

Bedroom Two

8' 6" x 7' 10" (2.60m x 2.40m)

Ceiling light point, double glazed window, electric heater and power points.

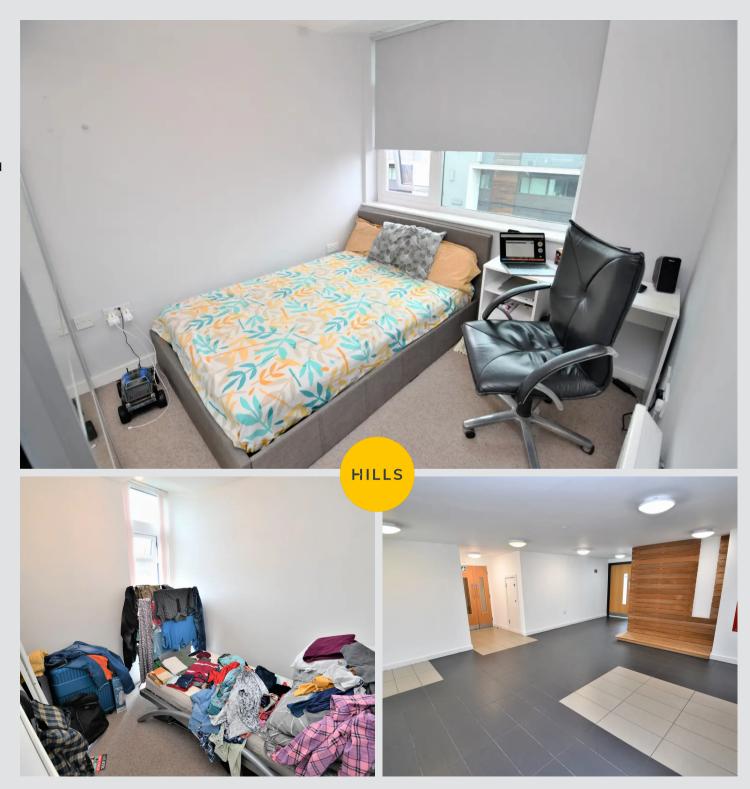
Bathroom

7' 3" x 6' 7" (2.20m x 2.00m)

Fitted with a three piece suite including a hand wash basin, WC and bath with overhead shower. Ceiling spotlights.

Externally

Well presented communal gardens with secure gated access and intercom access.







Hills | Salfords Estate Agent

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