



# Lexington Court, 56 Broadway

Salford



In Excess of £150,000



# 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!



HILLS



### 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









## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



THE PROPERTY MISEDDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.