



Apt 412 Lexington Court, 56 Broadway, Salford Quays, M50 2UG

EWS1 AVAILABLE/MORTGAGE BUYERS INVITED

Jordan Fishwick are pleased to offer for sale this stunning TWO BEDROOM fourth floor apartment, just a short walk to Salford Quays and Media City. Offering great accommodation throughout, the property has entrance hallway leading to open plan living area with plenty of space. There is a gloss kitchen with integrated appliances and laminate flooring. Master bedroom is very large in size, and there is a second further double bedroom. Main bathroom with bath and shower over. Gated Parking Space Included! Bike storage and lifts to all floors. NO ONWARD CHAIN. Rented at £850 PCM until November 2022.

Offers In Excess Of £160,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hallway

Laminate flooring. Intercom. Wall mounted electric heater. Cupboard housing water tank and washing machine.

Living Room/Diner

16'4" x 12'9"
Laminate flooring. Ceiling lights. Wall mounted electric heater. TV/telephone points. Open with kitchen.

Kitchen

7'0" x 6'4"
Range of wall and base units with complimentary work tops over. Integrated fridge with freezer box. Over with hob and extractor over. Sink with mixer tap. Under cupboard lighting. Laminate flooring. Spotlights.

Bedroom One

15'5" x 8'5"
Fitted carpet. Ceiling light. Wall mounted electric heater.

Bedroom Two

11'5" x 7'1"
Fitted carpet. Ceiling light. Wall mounted electric heater.

Bathroom

Partially tiled bathroom suite. Bath with electric shower over. Low level W/C. Sink with two tap holes. Shaver point. Heated towel rail.

Externally

Lifts to all floors. Bike storage. Communal gardens. Secure allocated undercroft parking.

Additional Information

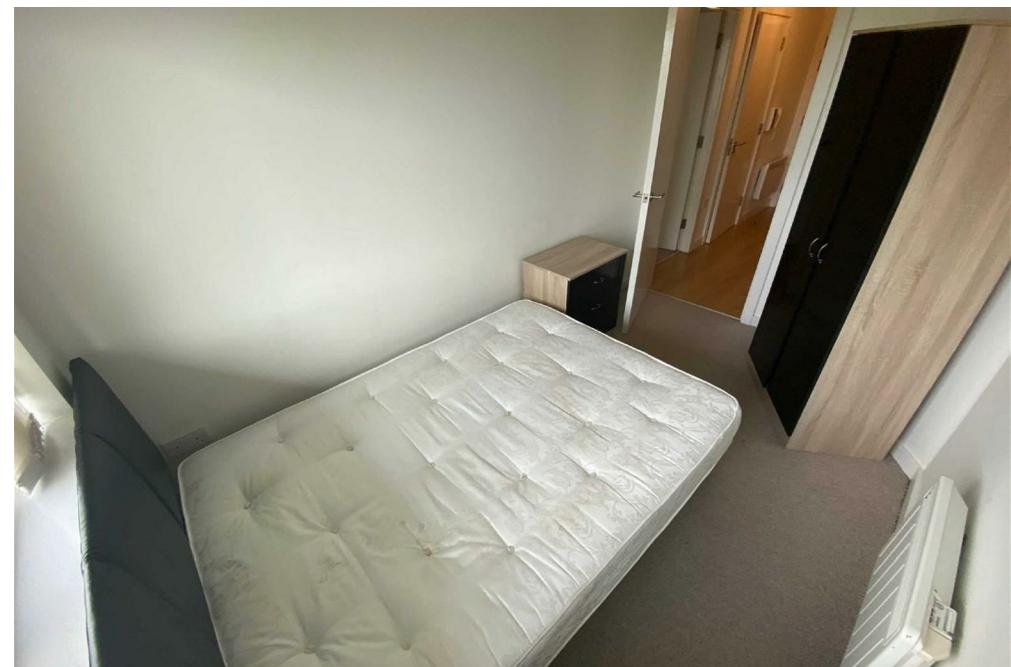
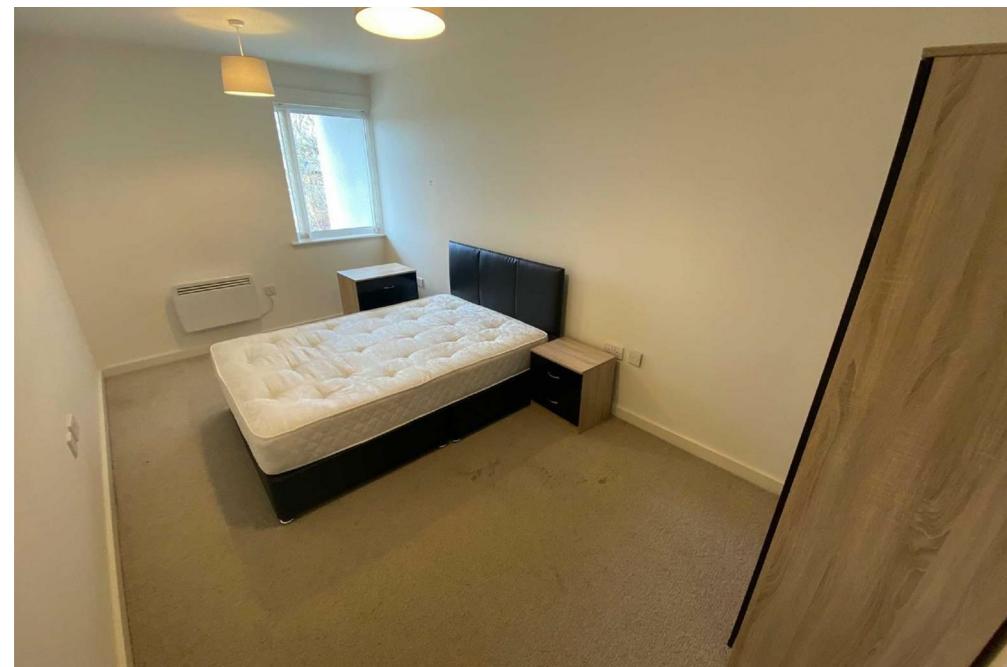
Service charges - £1450 per annum
Lease - 150 years from 2016
Ground rent - £100 per annum
Council Tax Band - C

Disclaimer

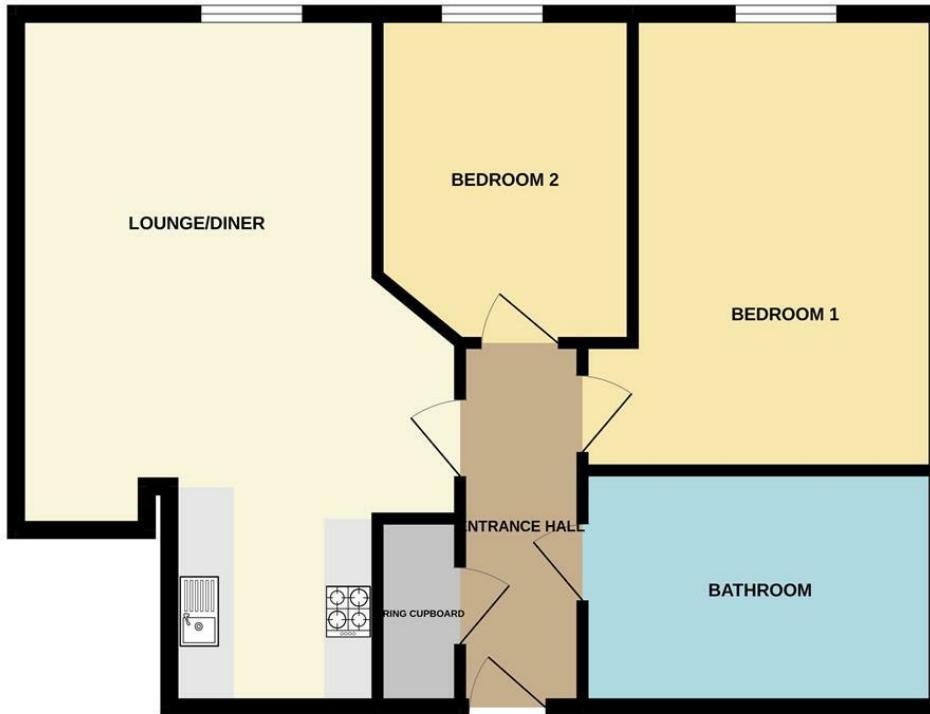
IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2022.



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate,
Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk
www.jordanfishwick.co.uk

