



## Talbot Court Talbot Road, Old Trafford, M16 0PF

### Prices from £220,500

**\*\*OFF-PLAN INVESTMENT\*\***

CityRise are thrilled to present a luxurious development offering studio, 1 and 2-bedroom high-spec apartments in Old Trafford, Manchester.

The apartments are designed to provide residents with a modern and sophisticated living experience, featuring spacious layouts, contemporary finishes, and large windows that fill the living spaces with natural light. Investors will appreciate the attention to detail and upscale amenities that set this development apart from others in the area.

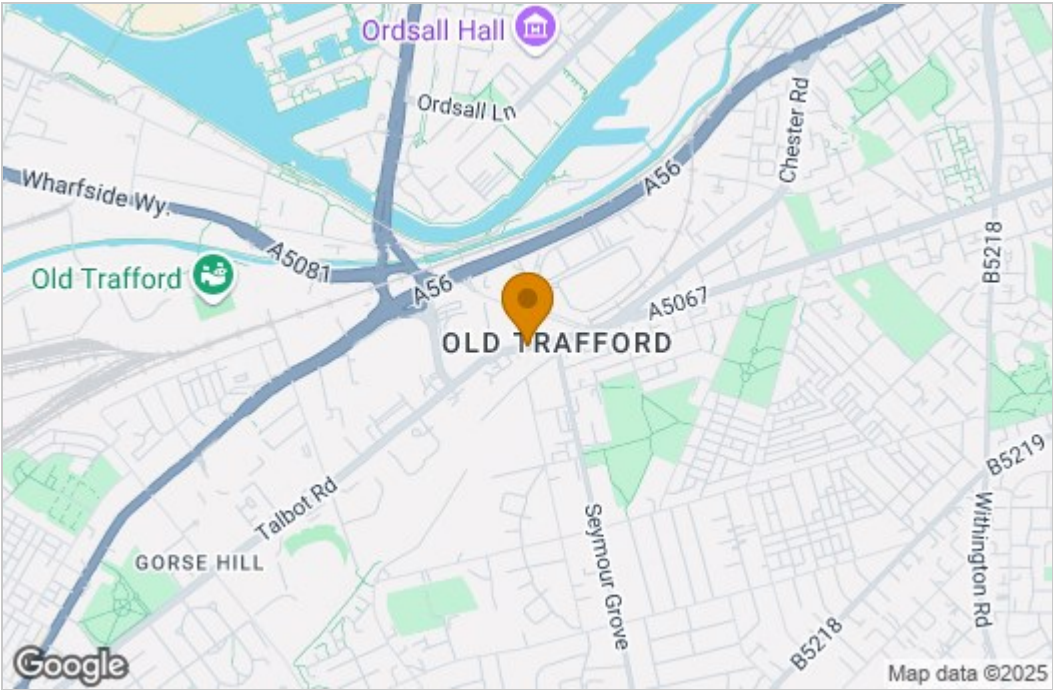
Residents can take advantage of the on-site gym, perfect for keeping fit and active without having to leave the comfort of their home. The residents lounge is a great space to relax or socialize with neighbors, while the private cinema room offers a luxurious setting for movie nights or entertaining guests.

The development is a short walk away from a variety of restaurants and shops, making it easy for residents to enjoy all that Old Trafford has to offer. With excellent transport links to the city centre, residents can easily



Floor Plan

Area Map



Energy Efficiency Graph

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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