



406 Trafford Gardens 4 Botanical Avenue, Manchester, M16 0NY

£1,050 Per month



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New to the market, this impressive one double bedroom apartment is located on the fourth floor of the brand new Trafford Gardens development.

The property benefits from a large open plan living room/dining area with wooden effect flooring and far reaching city views, a stylish grey integrated kitchen, large carpeted double bedroom with access to a private balcony and a luxury bathroom suite with bath and shower.

Brand new furniture pack to come, with contemporary decoration throughout and secure video-entry phone access.

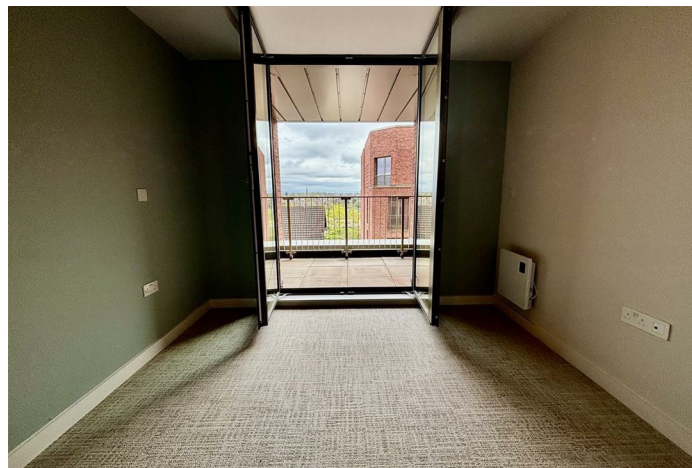
Trafford Gardens is just a few minutes from White City retail park and numerous local restaurants, plus just a short walk from Trafford Bar tram station offering easy access to central Manchester.

\* Sorry, no allocated parking included \*

## Description



## Situation

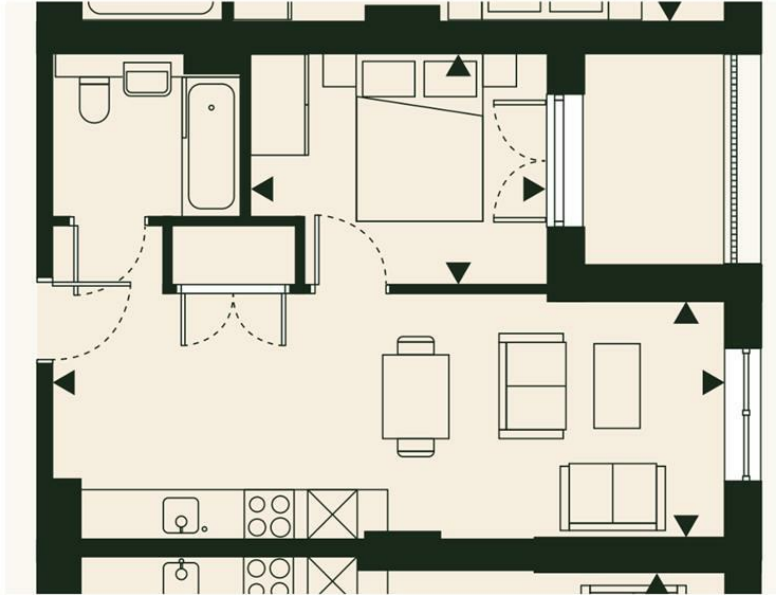


Furnished

Council Tax Band: B

Available: 22nd April 2026

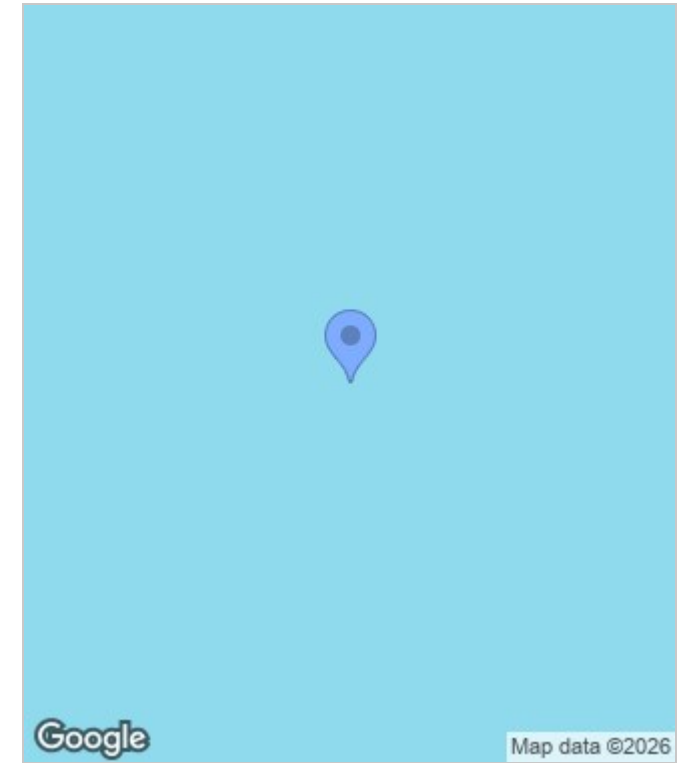
## Floor Plans



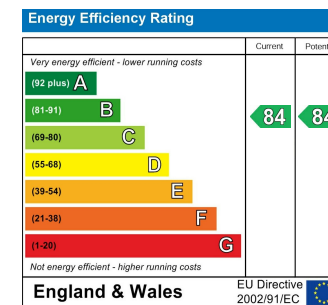
### Apartment 40

Kitchen/Living/Dining	2.8 x 7.9m	9'2" x 25'11"
Bedroom I	3.0 x 3.5m	9'10" x 11'6"
TIA	39.7m <sup>2</sup>	427.2ft <sup>2</sup>
Balcony	4.0m <sup>2</sup>	43.1ft <sup>2</sup>

## Area Map



## Energy Performance Graph



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