



G02 Trafford Gardens 4 Botanical Avenue, Manchester, M16 0NY

£1,250 Per month



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New to the market, this impressive and well presented two double bedroom apartment is located on the ground floor of the sought after Trafford Gardens development with its own private entrance and patio.

The apartment benefits from a private patio entrance leading into a spacious open plan living room/dining area with contemporary wooden flooring and stylish grey kitchen with integrated appliances. Off the hallway are two carpeted double bedrooms, the master benefiting from an ensuite shower room and a there is a further family sized bathroom with bath and shower. The hallway also includes two large cupboards offering ample storage space.

Brand new furniture pack on order, 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

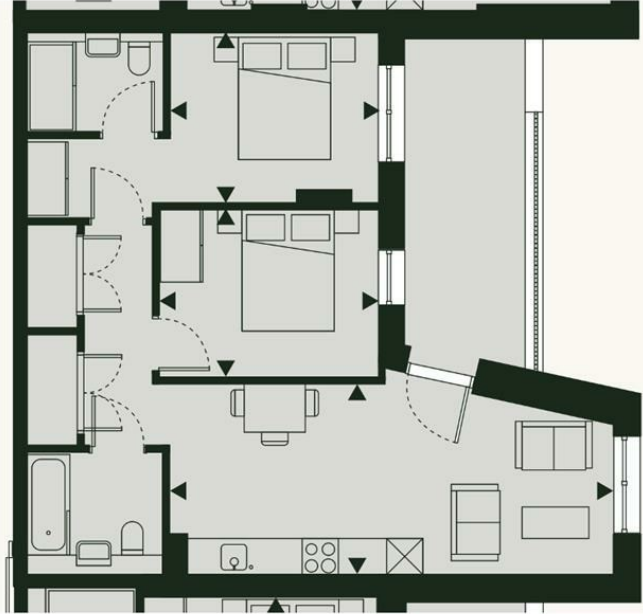


Furnished

Council Tax Band: C

Available: 23rd April 2026

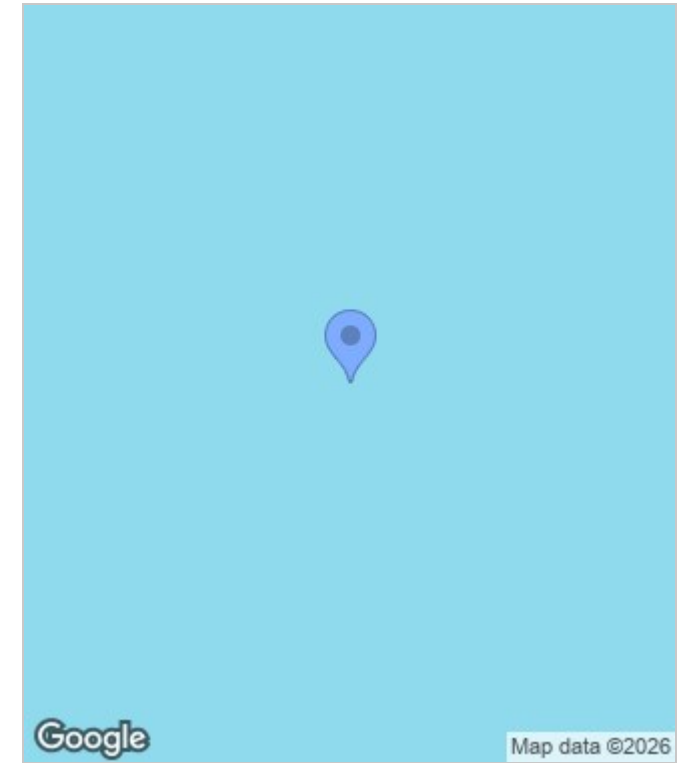
## Floor Plans



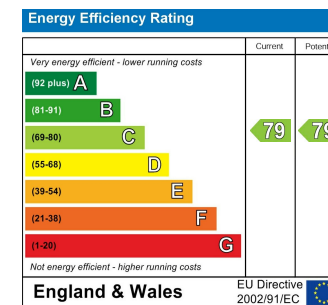
### Apartment 02

|                       |                    |                      |
|-----------------------|--------------------|----------------------|
| Kitchen/Living/Dining | 3.3 x 7.2m         | 10'10" x 23'8"       |
| Bedroom 1             | 2.8 x 3.5m         | 9'2" x 11'6"         |
| Bedroom 2             | 2.7 x 3.8m         | 8'10" x 12'6"        |
| Terrace               | 9.2m <sup>2</sup>  | 98.8ft <sup>2</sup>  |
| TIA                   | 62.5m <sup>2</sup> | 672.2ft <sup>2</sup> |

## Area Map



## Energy Performance Graph



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