

**BRICK**  
MANAGEMENT + LETTINGS

Apartment 21110 No 1 Old Trafford 4 Wharf End, Trafford Park, Manchester, M17 1LD

£170,000



## Apartment 21110 No 1 Old Trafford 4 Wharf End, Trafford Park, Manchester, M17

11D  
**£170,000**

Fantastic Investment Opportunity!

New to the market, this well presented spacious one double bedroom apartment is located in the popular No 1. Old Trafford development.

The property benefits from a large open plan living area with city views across to the River Irwell, stylish fully integrated kitchen with breakfast bar, large double bedroom, luxury bathroom suite with bath and shower, secure entry-phone access and neutral decoration throughout.

Residents have access to communal gardens and a roof terrace, daytime concierge with 24 hour security, co-working lounge, entertainment space for private dining, cinema / TV room, parcel lockers and secure cycle storage.

No 1 Old Trafford is located close to the Wharfside tram stop offering easy access to Media city and Manchester City centre.

This apartment can be bought with tenant in situ, so immediate income upon completion of sale.

248 years remaining of the 250 lease.

## Description

This brand new energy efficient one double bedroom apartment is located within No.1 Old Trafford, a prestigious development offering the opportunity to experience both City living and waterside living. With the new Wharfside tram stop, access into Manchester City Centre is just a quick ride away! The apartment boasts well laid out accommodation, and excellent views!

The on-site communal amenities comprise roof terrace, daytime concierge and 24 hour security, co-working lounge, entertainment space for private dining, cinema room / TV lounge, parcel lockers and secure cycle storage.

## Situation

This brand new energy efficient two double bedroom, two bathroom apartment is located within No.1 Old Trafford, a prestigious development offering the opportunity to experience both City living and waterside living. With the new Wharfside tram stop, access into Manchester City Centre is just a quick ride away! The apartment boasts a dual aspect lounge providing superb views over the River Irwell, and further enjoys allocated parking for one vehicle.

The on-site communal amenities comprise roof terrace, daytime concierge and 24 hour security, co-working lounge, entertainment space for private dining, cinema room / TV lounge, parcel lockers and secure cycle storage.

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Council Tax Band: B

Available:

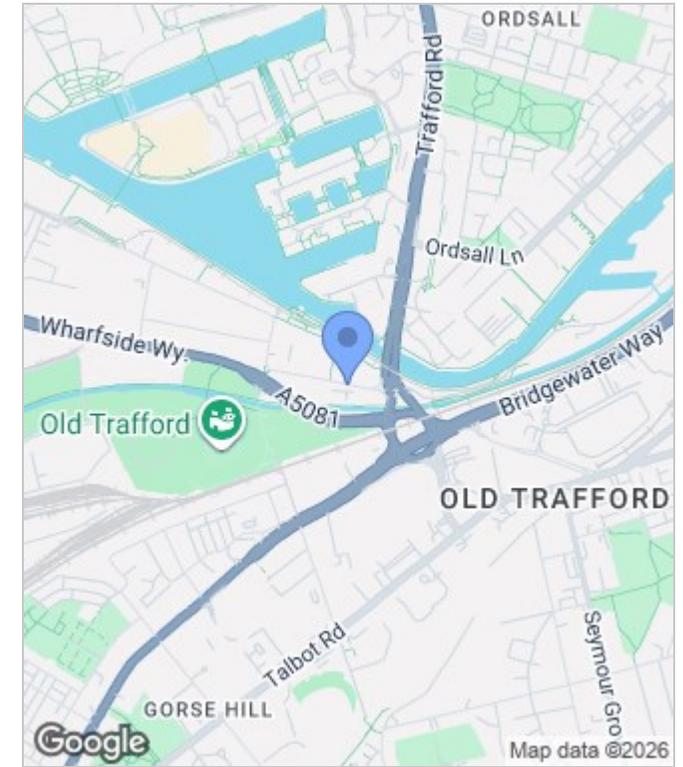


## Floor Plans

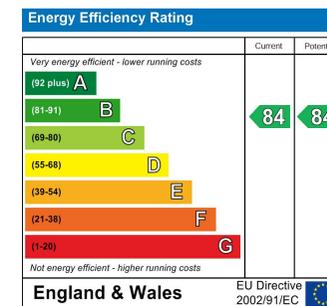


All measurements are approximate and for display purposes only

## Area Map



## Energy Performance Graph



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