



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

£1,300 Per month



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New to the market, this impressive furnished two double bedroom apartment is located in the sought after newly built Trafford Gardens development.

The property benefits from a large open plan living room/dining area with contemporary wooden flooring, stylish grey integrated kitchen, two large carpeted double bedrooms, the master with access to a private balcony and stylish ensuite shower room and there is a further stylish family sized bathroom also.

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

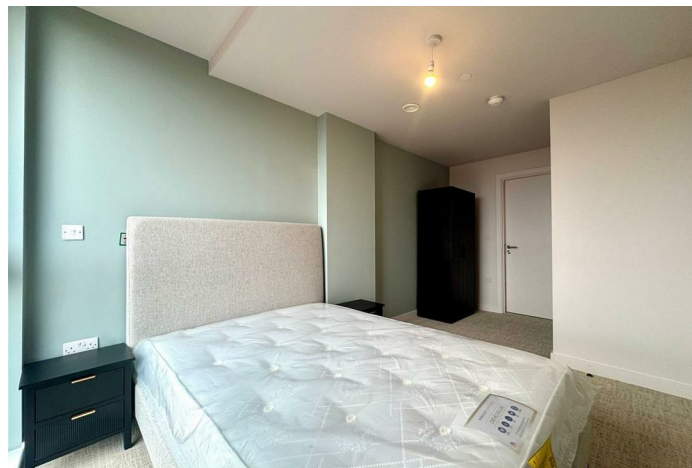
Trafford Gardens is just a few minutes from White City retail park and numerous local restaurants, plus just a short walk from Trafford Bar tram station offering easy access to central Manchester

\* Sorry, no allocated parking \*

## Description



## Situation



Furnished

Council Tax Band: C

Available: 1st April 2026

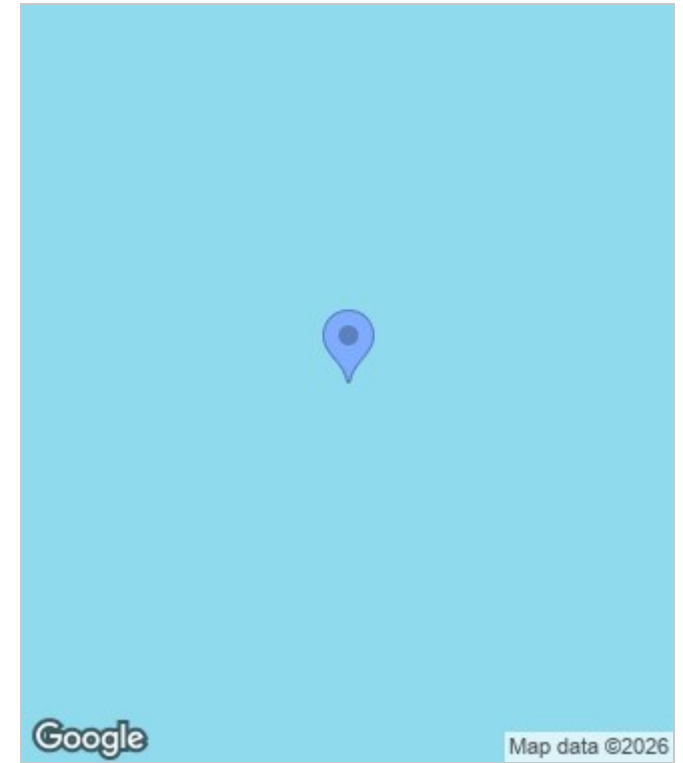
## Floor Plans



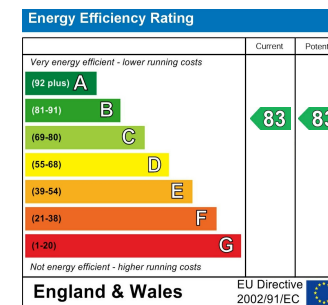
### Apartment 64

Kitchen/Living/Dining	2.6 x 7.9m	8'6" x 25'11"
Bedroom 1	2.7 x 4.8m	8'10" x 15'9"
Bedroom 2	3.0 x 3.7m	9'10" x 12'2"
TIA	60.4m <sup>2</sup>	650.6ft <sup>2</sup>
Balcony	4.0m <sup>2</sup>	43.1ft <sup>2</sup>

## Area Map



## Energy Performance Graph



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