



BRICK
MANAGEMENT + LETTINGS

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

£1,050 Per month



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

£1,050 Per month

New to the market, this stunning eighth floor furnished one bedroom apartment is located in the sought after newly built Trafford Gardens development.

The property benefits from a long open plan living room/dining area with wooden flooring and far reaching city views, 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, with contemporary design 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 *

* Brand new Furniture pack being fitted mid March 2026 *

Description



Situation

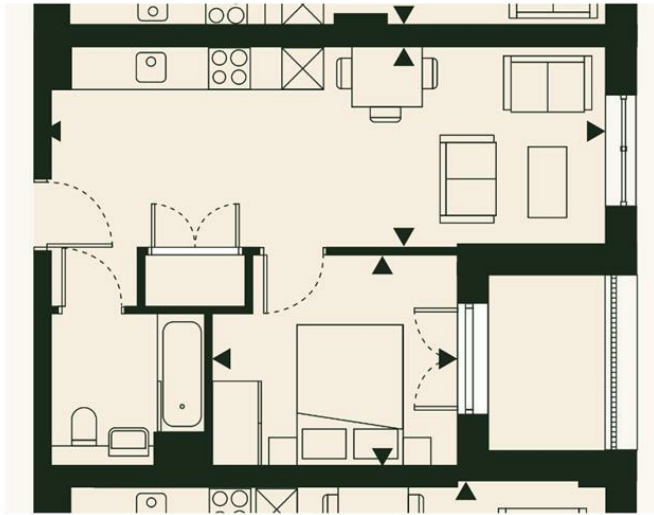


Furnished

Council Tax Band: B

Available: 20th April 2026

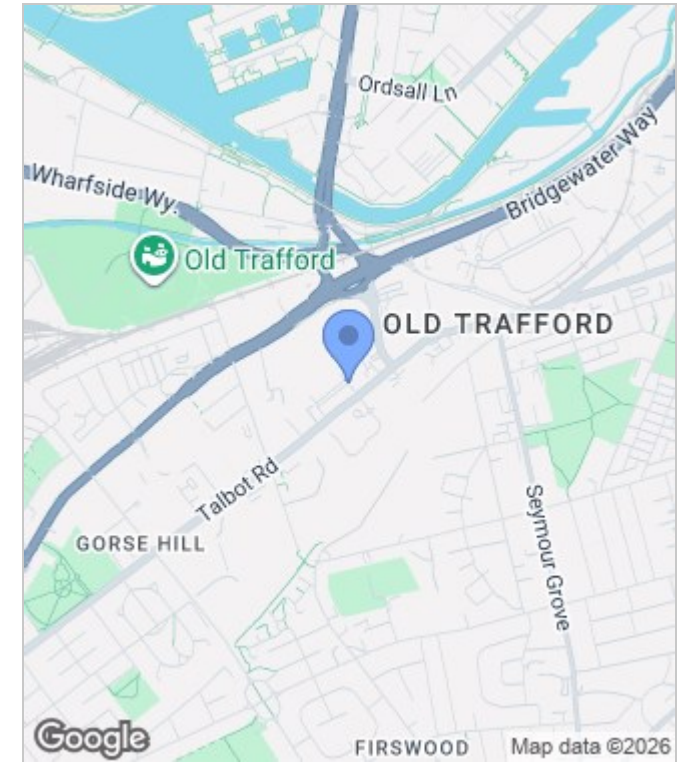
Floor Plans



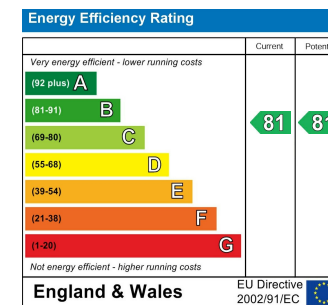
Apartment 84

Kitchen/Living/Dining	2.9 x 7.9m	9'6" x 25'11"
Bedroom I	2.8 x 3.5m	9'2" x 11'6"
TIA	40.2m ²	432.5ft ²
Balcony	4.0m ²	43.1ft ²

Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.