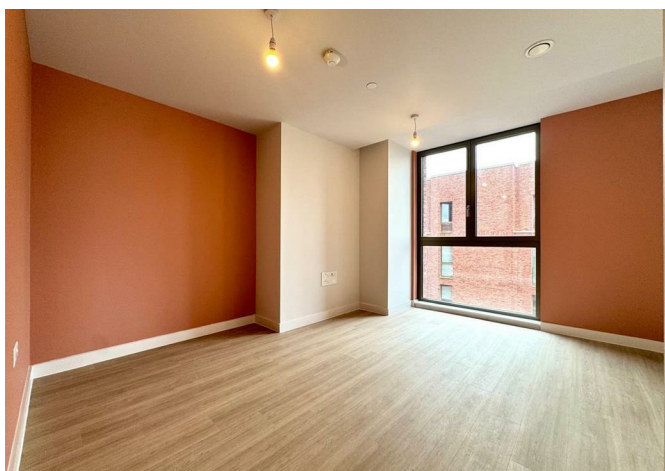


409 Trafford Gardens 4 Botanical Avenue, Manchester, M16 0NY  
**£1,300 Per month**



## 409 Trafford Gardens 4 Botanical Avenue, Manchester, M16 0NY

**£1,300 Per month**

New to the market, this impressive two double bedroom apartment is located on the fourth floor of the sought after newly built Trafford Gardens development.

The property benefits from a long entrance hallway with ample storage leading into a large open plan living room/dining area with contemporary wooden flooring and a stylish grey kitchen with integrated appliances. Also off the hallway are two carpeted double bedrooms, both with floor to ceiling windows and a separate modern bathroom with bath and shower.

Brand new furniture pack to be delivered, with neutral 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

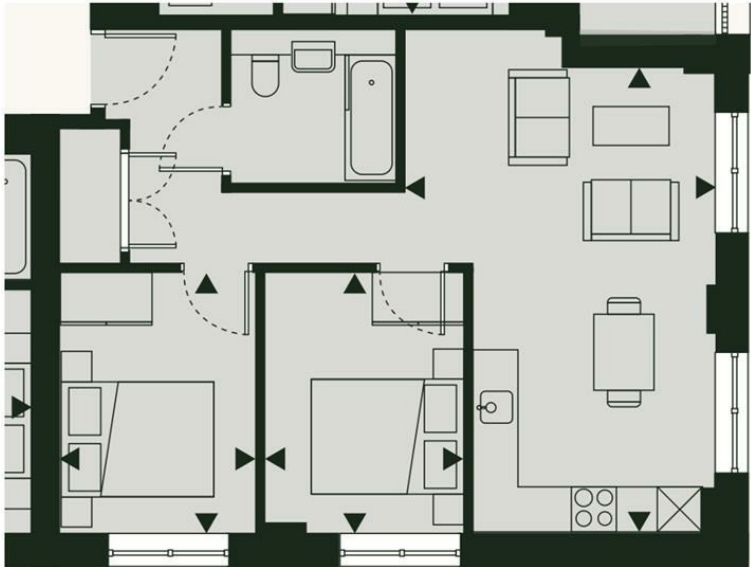
Furnished

Council Tax Band: C

Available: 13th April 2026

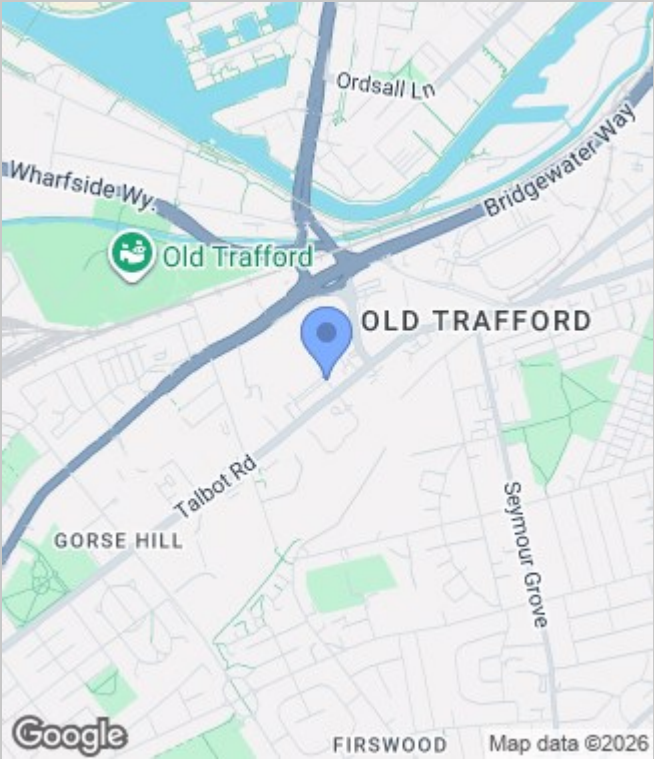


Floor Plans

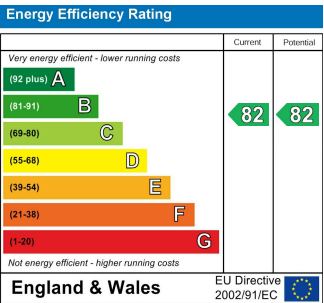


| Apartment 43          |                    |                      |
|-----------------------|--------------------|----------------------|
| Kitchen/Living/Dining | 6.1 x 4.1m         | 20'0" x 13'5"        |
| Bedroom 1             | 3.5 x 2.6m         | 11'6" x 8'6"         |
| Bedroom 2             | 3.5 x 2.6m         | 11'6" x 8'6"         |
| TIA                   | 54.7m <sup>2</sup> | 588.8ft <sup>2</sup> |

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 firms employment has the authority to make or give any representation or warranty in respect of the property.