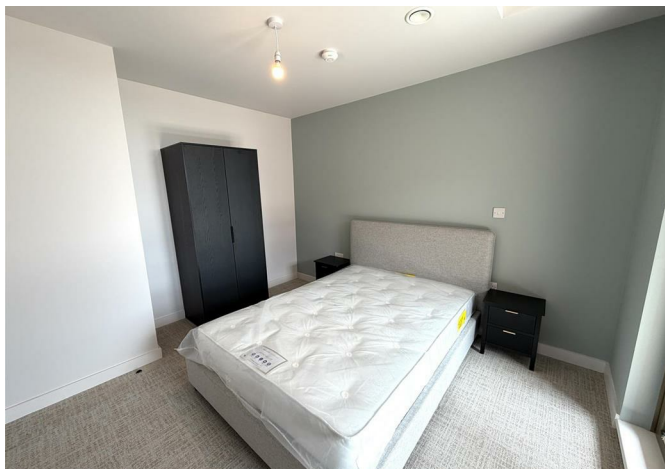




406 Trafford Gardens 4 Botanical Avenue, Manchester, M16 0NY

£1,050 Per month



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**£1,050 Per month**

New to the market, this impressive one double bedroom apartment is located on the fourth floor of the brand new Trafford Gardens development.

The property benefits from a large open plan living room/dining area with wooden effect flooring and far reaching city views, a 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 to come, 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

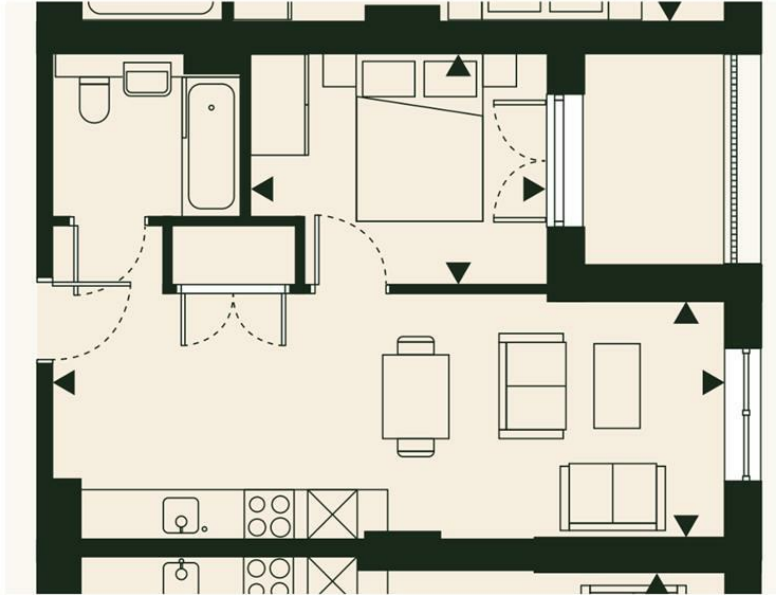


Furnished

Council Tax Band: B

Available: 22nd April 2026

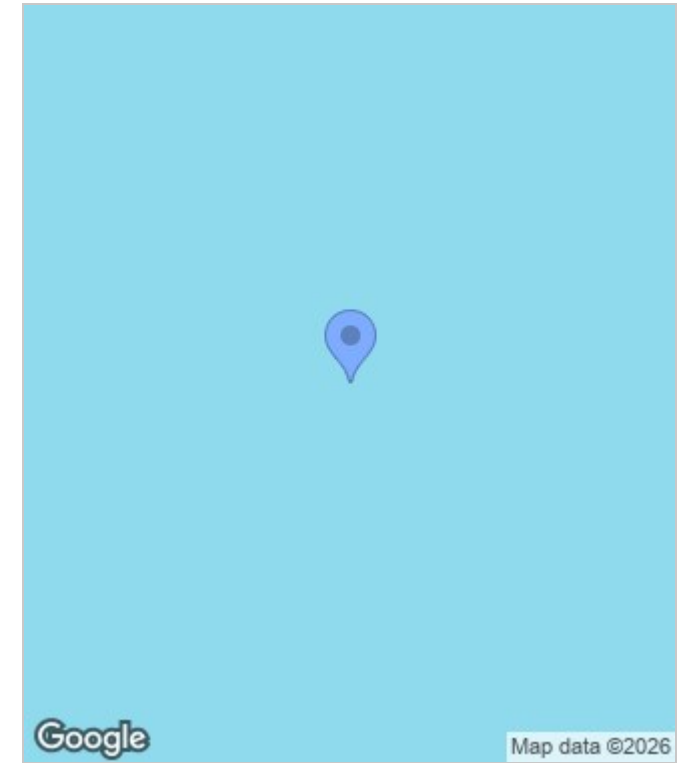
## Floor Plans



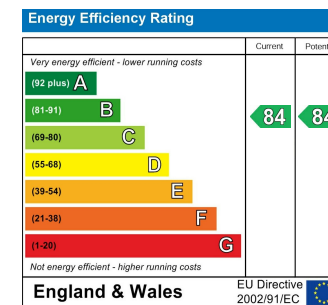
### Apartment 40

Kitchen/Living/Dining	2.8 x 7.9m	9'2" x 25'11"
Bedroom I	3.0 x 3.5m	9'10" x 11'6"
TIA	39.7m <sup>2</sup>	427.2ft <sup>2</sup>
Balcony	4.0m <sup>2</sup>	43.1ft <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 firm's employment has the authority to make or give any representation or warranty in respect of the property.