



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

£1,050 Per month



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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.

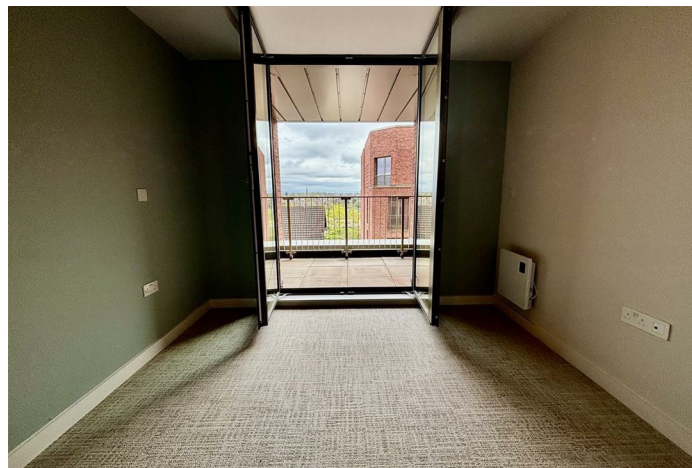
Trafford Gardens is just a few minutes from White City retail park and numerous local restaurants, plus just a short walk from Trafford Bar tram station offering easy access to central Manchester.

\* Sorry, no allocated parking included \*

## Description



## Situation



Furnished

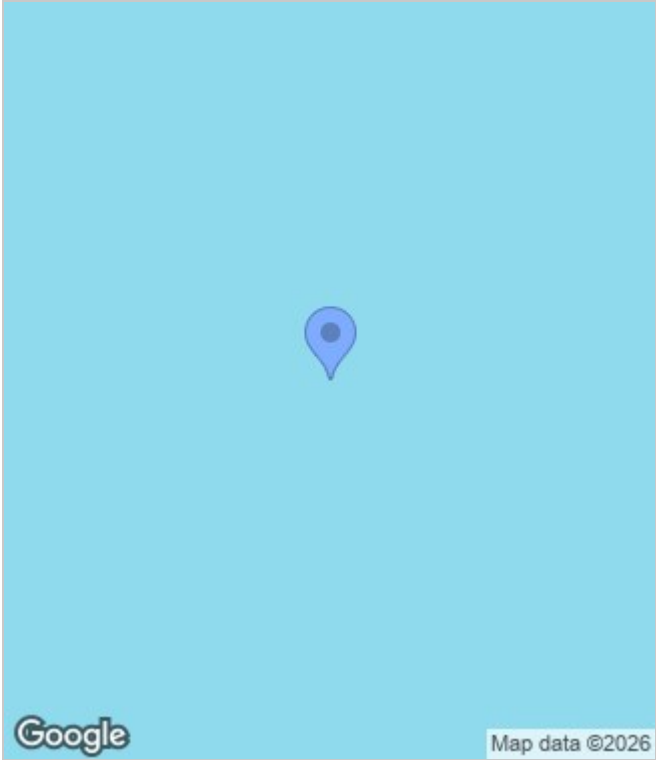
Council Tax Band: B

Available: 22nd April 2026


Floor Plans



Area Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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