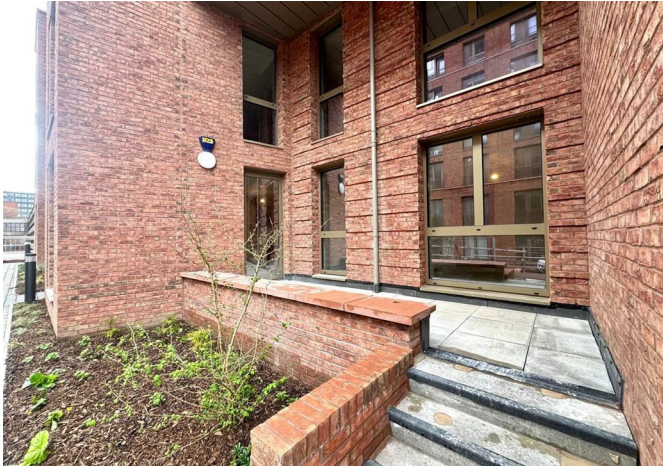


BRICK
MANAGEMENT + LETTINGS



G02 Trafford Gardens 4 Botanical Avenue, Manchester, M16 0NY

£1,350 Per month



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£1,350 Per month

New to the market, this impressive and well presented two double bedroom apartment is located on the ground floor of the sought after Trafford Gardens development with its own private entrance and patio.

The apartment benefits from a private patio entrance leading into a spacious open plan living room/dining area with contemporary wooden flooring and stylish grey kitchen with integrated appliances. Off the hallway are two carpeted double bedrooms, the master benefiting from an ensuite shower room and a there is a further family sized bathroom with bath and shower. The hallway also offered two large cupboard offering ample storage space.

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

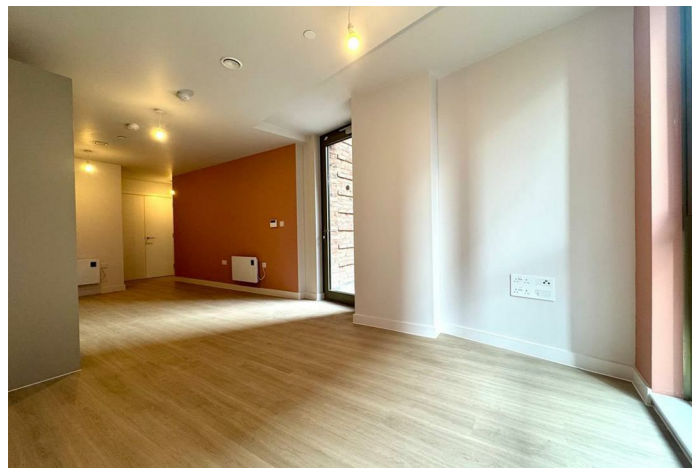
Trafford Gardens is just a few minutes from White City retail park and numerous local restaurants, plus just a short walk from Trafford Bar tram station offering easy access to central Manchester

* Sorry, no allocated parking included *

Description



Situation

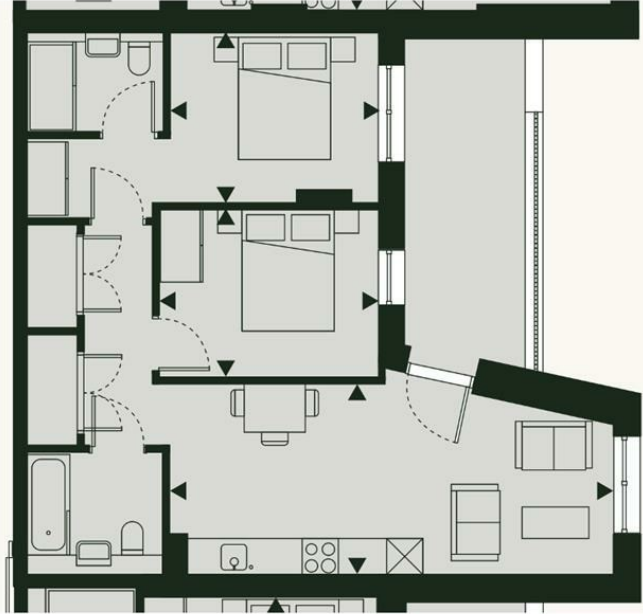


Furnished

Council Tax Band: C

Available: 23rd April 2026

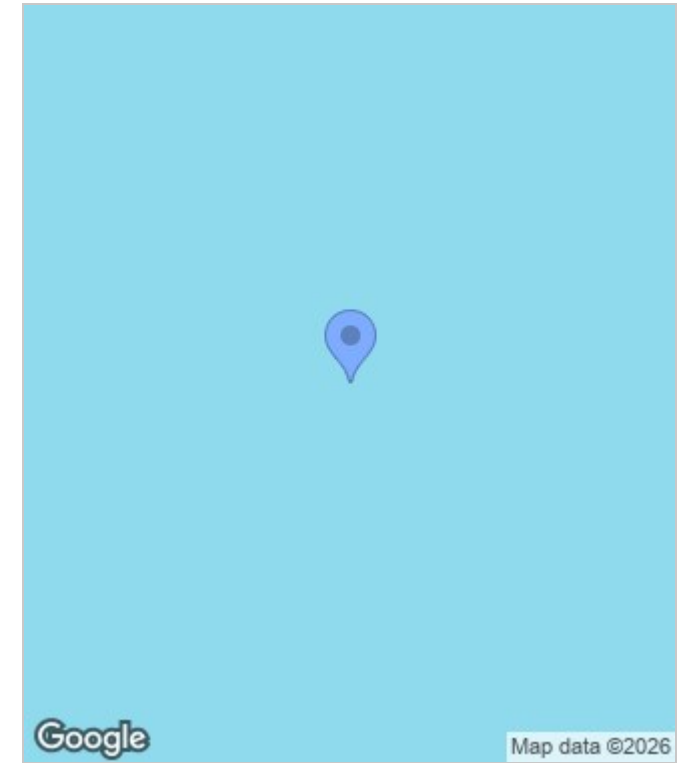
Floor Plans



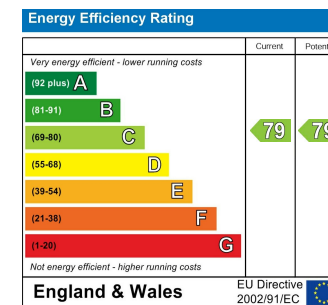
Apartment 02

Kitchen/Living/Dining	3.3 x 7.2m	10'10" x 23'8"
Bedroom 1	2.8 x 3.5m	9'2" x 11'6"
Bedroom 2	2.7 x 3.8m	8'10" x 12'6"
Terrace	9.2m ²	98.8ft ²
TIA	62.5m ²	672.2ft 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.