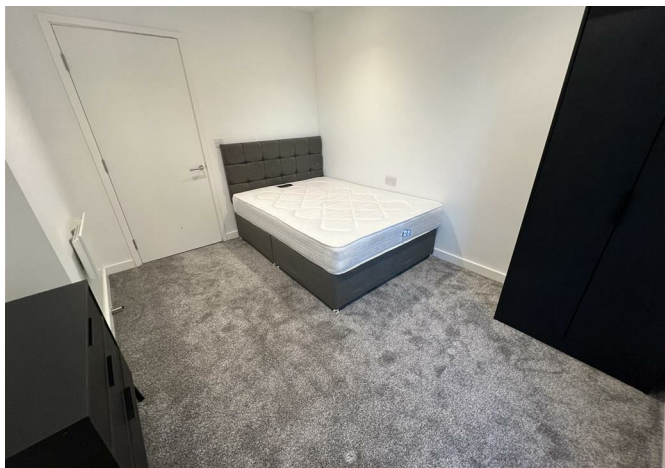




11110 No 1 Old Trafford 4 Wharf Road, Trafford Park, Manchester, M17 1HY

£1,310 Per month



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£1,310 Per month

New to the market, this impressive two double bedroom, furnished two bathroom apartment is located within the popular No.1 Old Trafford development.

The property benefits from open plan living space with luxury fully fitted kitchen, two double bedrooms, two luxury bathrooms, neutral decoration throughout and secure entry-phone access.

The on-site communal amenities comprise roof terrace, communal garden, daytime concierge and 24 hour security, co-working lounge, entertainment space for private dining, cinema room / TV lounge, parcel lockers and secure cycle storage.

With the Wharfside tram stop, access into Manchester city centre is just a quick ride away!

\* Sorry no allocated parking with this property \*

## Description



## Situation



Furnished

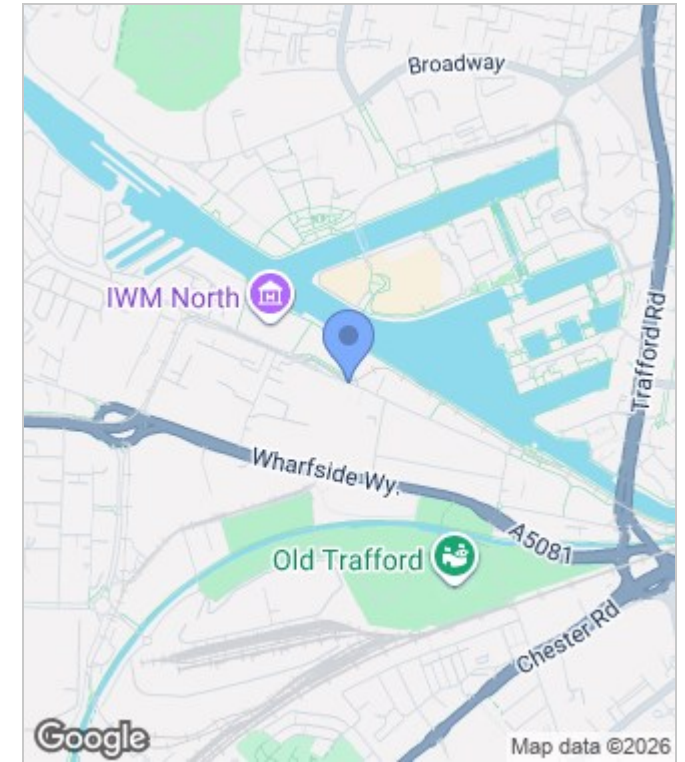
Council Tax Band: C

Available: 8th December 2023

## Floor Plans



## Area Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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.