



Apartment 710 Trafford Gardens 4 Botanical Avenue, Stetford, Manchester, M16 0NY  
**£1,100 Per month**



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**ONLY**  
**£1,100 Per month**

New to the market, this well presented spacious one double bedroom apartment is located on the seventh floor of the sought after newly built Trafford Gardens development.

The property benefits from an entrance hallway with ample storage leading into a large open plan living / dining room with private balcony and wooden effect flooring, a stylish grey fully integrated kitchen, large double bedroom and a luxury bathroom suite with bath and shower.

Offered on an unfurnished basis, with contemporary design throughout and secure video-entry phone access.

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

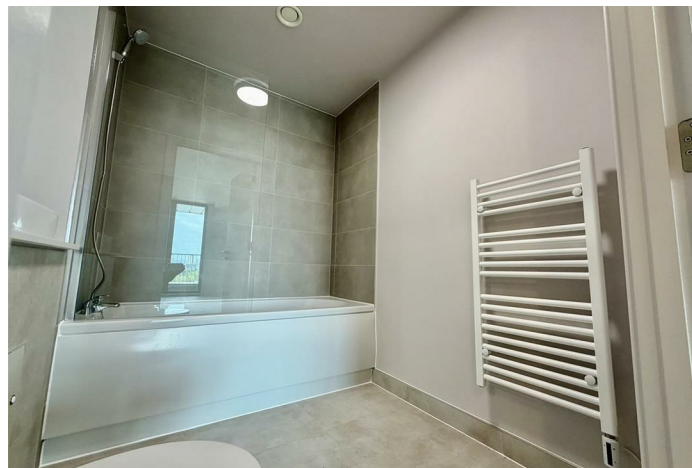
\* Sorry, no allocated parking included \*

## Description

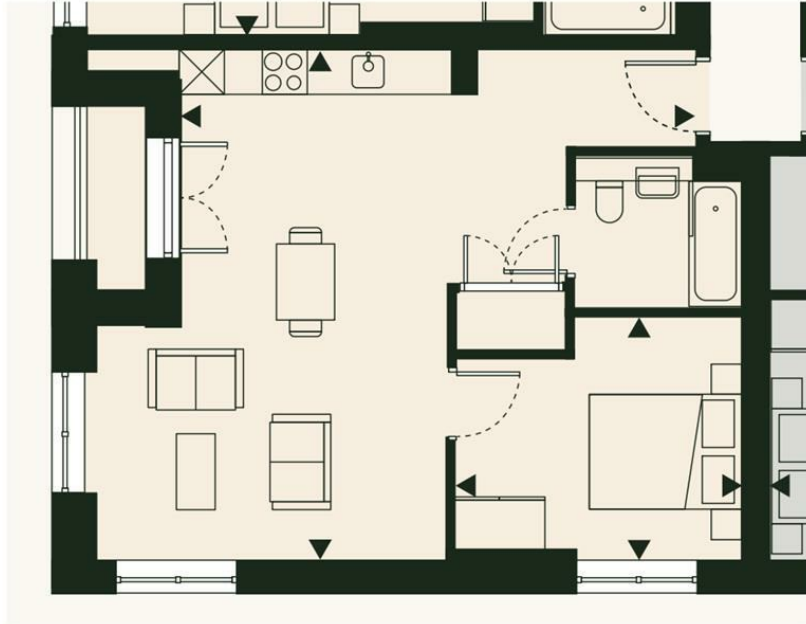


## Situation

Unfurnished  
Council Tax Band: New Build  
Available: 13th May 2026



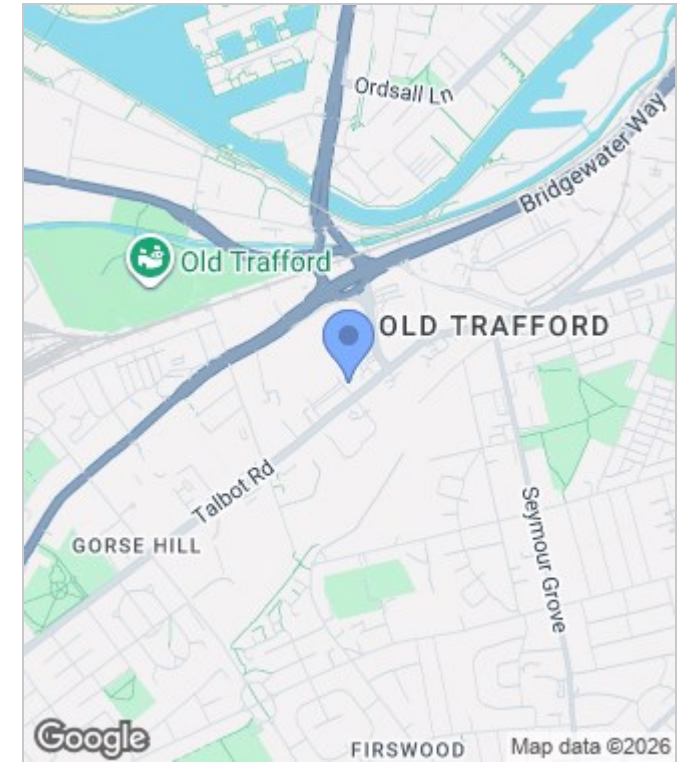
## Floor Plans



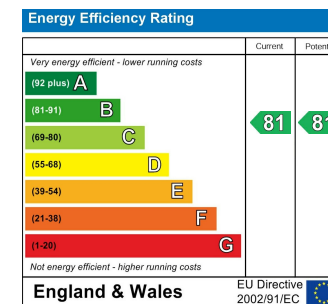
### Apartment 77

Kitchen/Living/Dining	6.7 x 6.7m	22'0" x 22'0"
Bedroom I	3.2 x 3.8m	10'6" x 12'6"
TIA	52.5m <sup>2</sup>	565.4ft <sup>2</sup>
Balcony	2.0m <sup>2</sup>	21.5ft <sup>2</sup>

## Area Map



## Energy Performance Graph



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