



RESIDE
MANCHESTER

Nº1 OLD TRAFFORD

No1 Old Trafford 4 Wharf End
Old Trafford, Manchester, M17 1LD

Asking Price £255,000



No1 Old Trafford 4 Wharf End

Old Trafford, Manchester, M17 1LD

No.1 Old Trafford is an exciting development with an idyllic waterfront setting being located on the banks of the historic Manchester Ship Canal. This open plan 2 bed, 2 bath, apartment benefits from 24 hour concierge, a communal rooftop terrace, an on-site cinema and communal workspaces at reception.

Located close to Old Trafford football stadium, this apartment is a few minutes from Salford Quays and Wharfedale Metrolink being an ideal location for people wanting a short commute to the City Centre with plenty of amenities right on the doorstep including the Lowry Outlet Mall.

With modern fittings throughout, this two bedroom apartment on the 10th floor has incredible views over the City.

This property is tenanted until February 2025 and open to owner occupiers and investors. Viewings are highly recommend.



The Tour

As you step into the apartment, you're greeted by an open-plan kitchen and living area, offering a seamless flow through the rest of the space. The kitchen features stylish laminate flooring and is equipped with high-quality appliances, including an integrated CDA fridge/freezer, dishwasher, a Bosch oven and hob, and an Indesit washing machine. The adjacent living area, with its plush carpeting, boasts a large window that floods the room with natural light, creating a bright and inviting atmosphere.

Both bedrooms are fully carpeted and feature expansive windows, adding to the sense of space and light. The primary bedroom benefits from an ensuite bathroom, elegantly designed with a Vitra three-piece suite, tiled flooring, partially tiled walls, a wall-mounted mirror, and a heated towel rail. The main bathroom mirrors this design, ensuring a consistent, modern feel throughout the apartment.





The Area

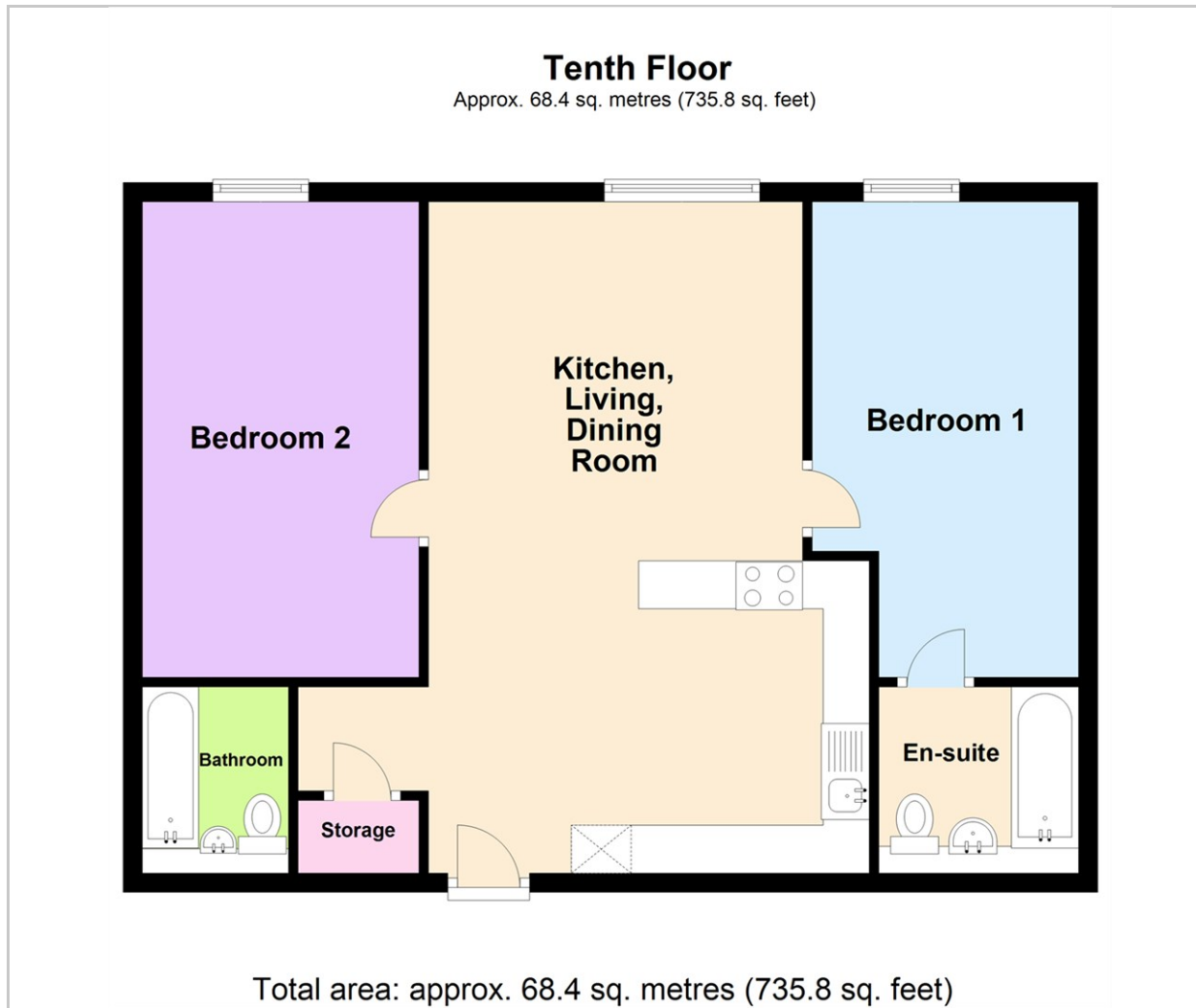
No.1 Old Trafford is a contemporary residential development located along the Manchester Ship Canal in Trafford, offering a prime location near key landmarks. Just steps from the iconic Old Trafford Stadium, it's ideal for football fans and those seeking vibrant city living. The development is also close to Salford Quays, a bustling hub for media and digital industries, home to the BBC, ITV, and cultural venues like The Lowry. Residents can enjoy scenic waterfront walks, shopping, and dining. With excellent transport links, including the nearby Metrolink tram and bus routes, Manchester city centre is easily accessible.

Lease Information

Lease Length: 250 years from 2021
Service Charge Per Annum: £3,316.80
Ground Rent Per Annum: £264

- Two Double Bedrooms
- Two Bathrooms
- High Specification Throughout
- 24 Hour Concierge Service
- Owner Occupiers & Investors Welcome
- EPC Rating B
- 10th Floor
- A Communal Rooftop Terrane
- On-site Cinema
- Communal Podium Garden

Floor Plan

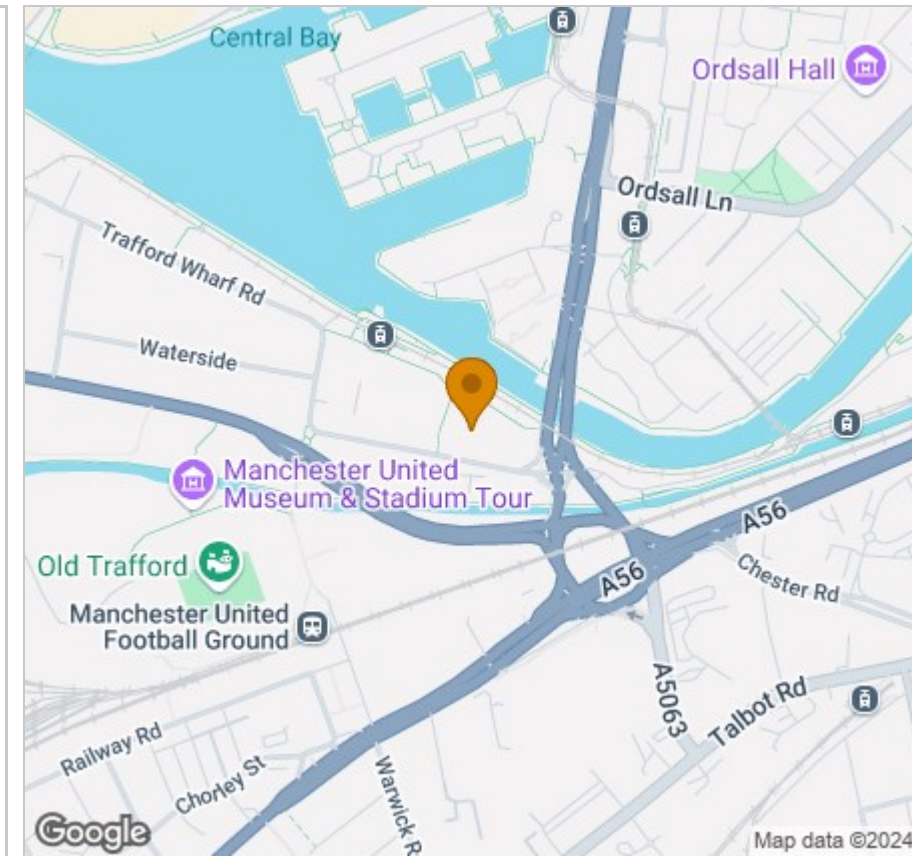


Viewing

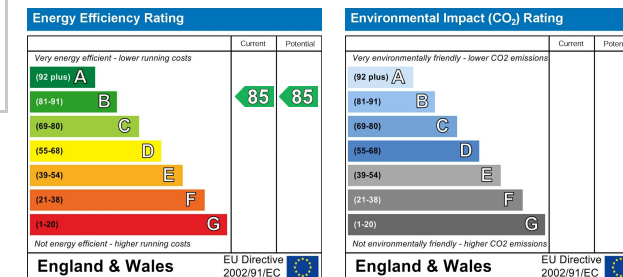
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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.

Area Map



Energy Efficiency Graph



249 Deansgate, Manchester, Greater Manchester, M3 4EN

Tel: 0161 837 2840 Email: info@residemanchester.com www.residemanchester.com