



3 Pomona Strand | Old Trafford | Manchester | M16 0YF

£195,000

The
**GOOD
ESTATE**
AGENCY

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2 BED, 2 BATH WITH BALCONY & PARKING. This breath-taking development is at the heart of the regeneration of Pomona Island, with a design that perfectly captures the trend of modern waterfront living. It is an example of some of the most sophisticated architecture in Manchester, with outdoor landscaped communal areas, bike storage and a residents' on-site gymnasium. The regeneration will breathe new life into the former dockland, whilst celebrating its heritage. This 9th floor apartment, for sale, totals 710 sq ft in extent, and comprises of an entrance hall, storage cupboard, master bedroom with en suite shower room, a second guest bedroom, a house bathroom with shower over bath, with a spacious open plan living & dining room with balcony through to fitted kitchen. The property also benefits from a covered parking space, intercom, lift access and on-site security. Located on Pomona Island, close to the inner ring road and only a short distance to Manchester city centre. The Pomona Metrolink tram stop is only a short walk away,

- TWO BEDROOM APARTMENT
- 2 BATHROOMS - BOTH EN SUITE
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- FITTED INTEGRATED KITCHEN
- CINEMA ROOM
- RESIDENT'S GYM
- 9TH FLOOR
- COVERED PARKING SPACE
- BALCONY
- 710 SQ FT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

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