



**10310 No. 1 Old Trafford**

Wharf End | | Manchester | M17 1GW

**Asking Price £214,950**



# 10310 No. 1 Old

Wharf End |

Manchester | M17 1GW

Asking Price £214,950

Nestled in the vibrant area of Old Trafford, Manchester, this splendid third-floor apartment at No. 1 Old Trafford offers a perfect blend of modern living and convenience. Spanning an impressive 691 square feet, the property features two well-appointed bedrooms and two contemporary bathrooms, making it an ideal choice for professionals or small families seeking a comfortable home.

The apartment boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings in. Residents will appreciate the luxury of a 24-hour concierge service, ensuring peace of mind and assistance whenever needed. The communal gardens provide a serene escape from the hustle and bustle of city life, while the residents' lounge offers a welcoming space to socialise with neighbours.

- TWO BEDROOM APARTMENT
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- 691 SQ FT
- 24 HOUR CONCIERGE
- WATERSIDE DEVELOPMENT
- 3RD FLOOR
- BATHROOM & EN SUITE TO MASTER BEDROOM
- COMMUNAL GARDENS
- RESIDENTS' AMENITIES
- LOCATED NEXT TO OLD TRAFFORD, MEDIA CITY UK & SALFORD QUAYS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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

68 Quay Street  
Manchester  
M3 3EJ  
0161 513 2034  
hello@thegea.co.uk  
www.thegea.co.uk