



4 Wharf End | | Manchester | M17 1GW

Asking Price £245,000

The  
GOOD  
ESTATE  
AGENCY

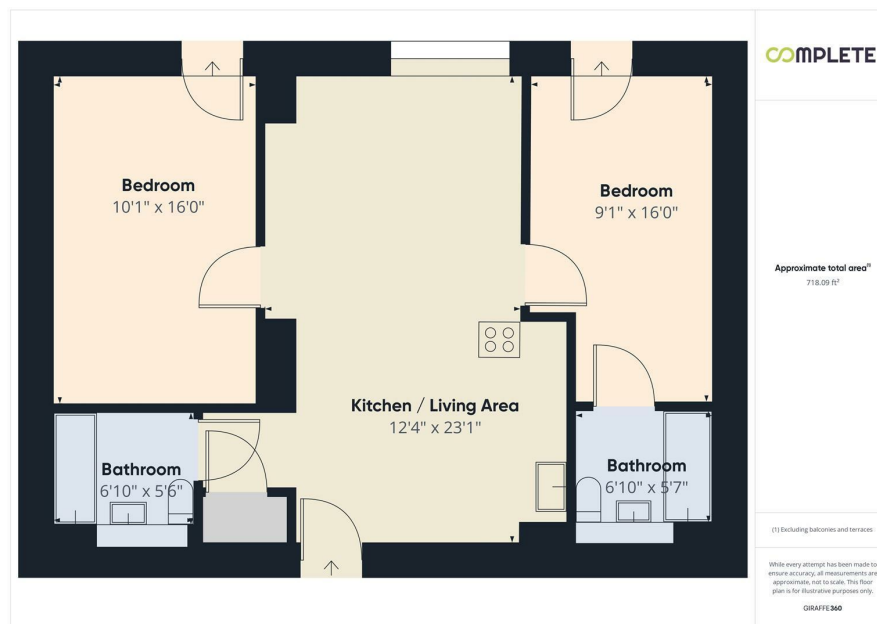
# 4 Wharf End | Manchester | M17 1GW Asking Price £245,000

Welcome to No. 1 Old Trafford, a splendid apartment located in the vibrant heart of Manchester. This modern residence boasts a generous 732 square feet of living space, situated on the seventh floor, offering delightful views and an abundance of natural light.

The apartment features two well-proportioned double bedrooms, including a master suite complete with an en suite shower room, ensuring comfort and privacy. The main bathroom is stylishly appointed, catering to the needs of residents and guests alike. The spacious open plan living and dining area is perfect for entertaining or relaxing, seamlessly connecting to a contemporary fitted kitchen that is both functional and aesthetically pleasing.

Residents will appreciate the convenience of allocated parking and the added security of

- TWO BEDROOM APARTMENT
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- 742 SQ.FT
- 24 HOUR CONCIERGE & RESIDENTS' AMENITIES
- WATERSIDE DEVELOPMENT
- 7TH FLOOR
- BATHROOM & EN SUITE TO MASTER BEDROOM
- COMMUNAL GARDENS
- CURRENTLY LET FOR £1,200PCM UNTIL 29/4/26, ACHIEVING A RENTAL YIELD OF 5.9%
- LOCATED NEXT TO OLD TRAFFORD, MEDIA CITY UK & SALFORD QUAYS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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