



4 Wharf End | | Manchester | M17 1GW

Asking Price £239,000



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Welcome to No. 1 Old Trafford, a splendid apartment located in the vibrant area of Manchester. This modern residence boasts an impressive 667 square feet of living space, thoughtfully designed to offer both comfort and style. Situated on the fifth floor, the apartment features an open plan living area that seamlessly integrates the reception room and kitchen, creating a perfect environment for entertaining or relaxing.

The property comprises two generously sized double bedrooms, ensuring ample space for residents or guests. Additionally, there are two well-appointed bathrooms, providing convenience and privacy. The apartment is currently let for £1,200 per calendar month until 19th October 2025, presenting an attractive rental yield of 6%, making it an excellent investment opportunity.

- TWO DOUBLE BEDROOMS
- 667 SQ FT
- BATHROOM & EN SUITE
- 24 HOUR CONCIERGE
- WATERSIDE DEVELOPMENT
- 5TH FLOOR
- OPEN PLAN LIVING & DINING ROOM
- COMMUNAL LANDSCAPED GARDENS & ROOFTOP TERRACE
- 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	

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