



4 Wharf End | Manchester | M17 1GW

Asking Price £214,950



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2 BED, 2 BATH APARTMENT. 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 664 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.

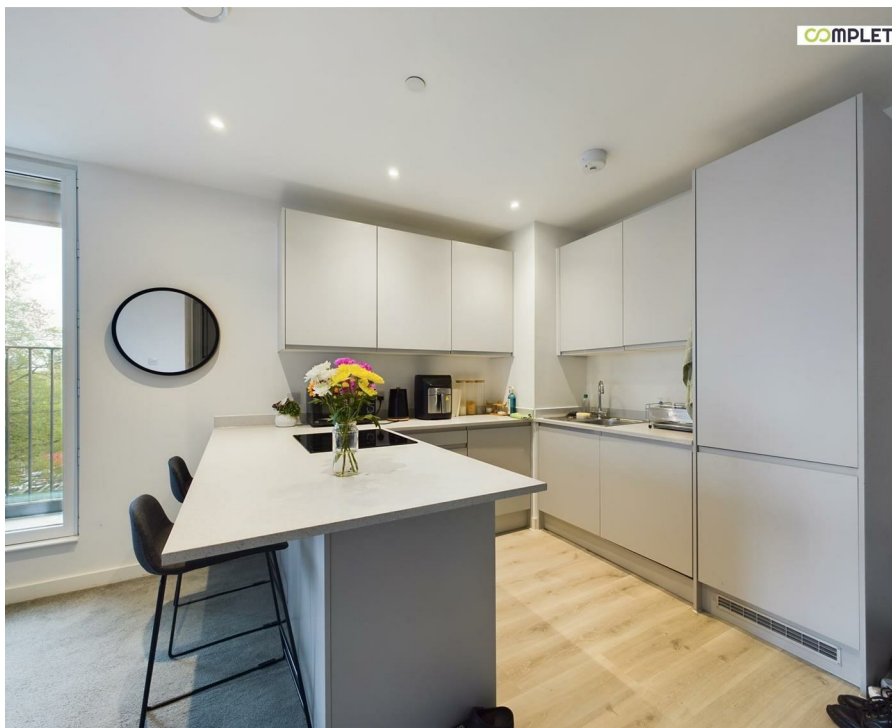
The apartment boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings in. Residents will appreciate the luxury of a 24-hour concierge service, ensuring peace of mind and assistance whenever needed. The communal gardens provide a serene escape from the hustle and bustle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

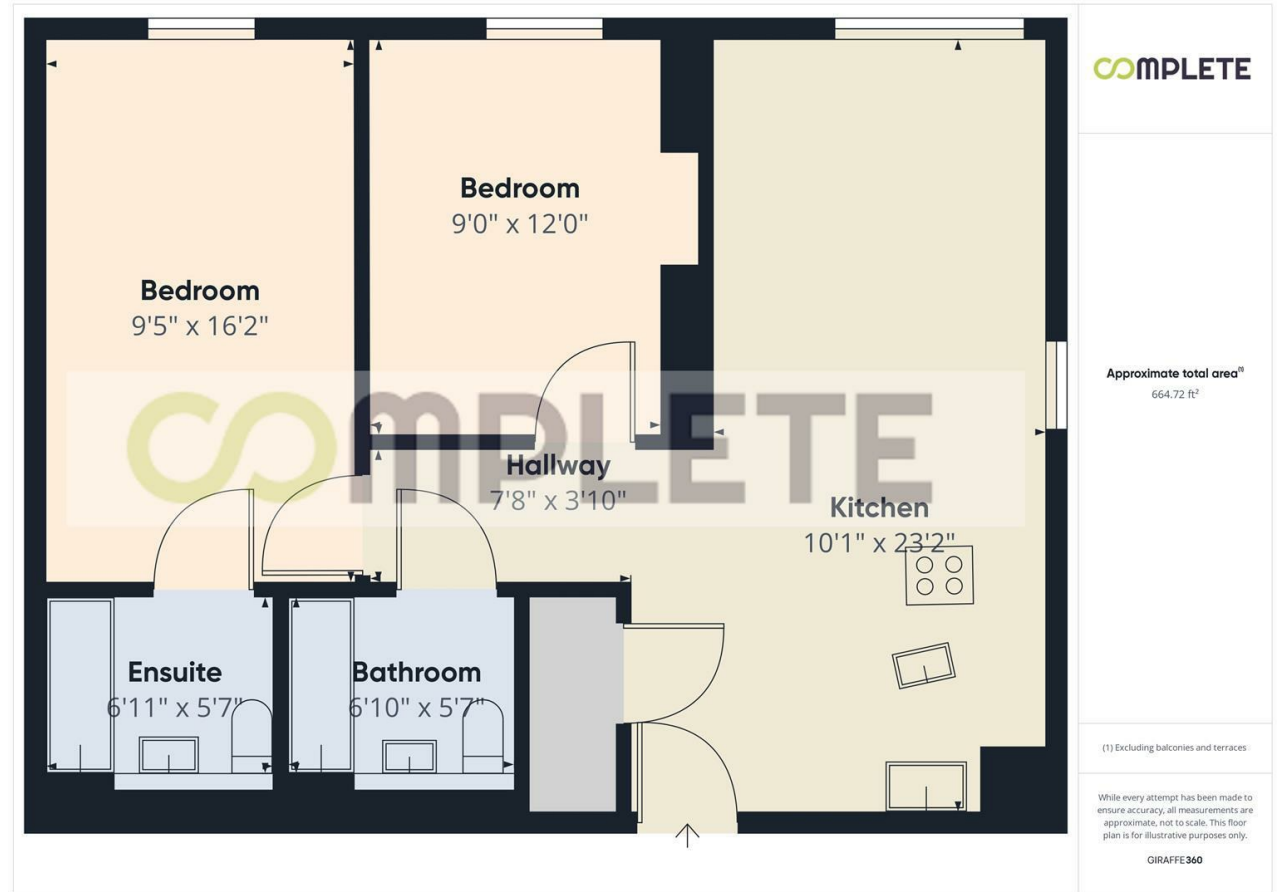
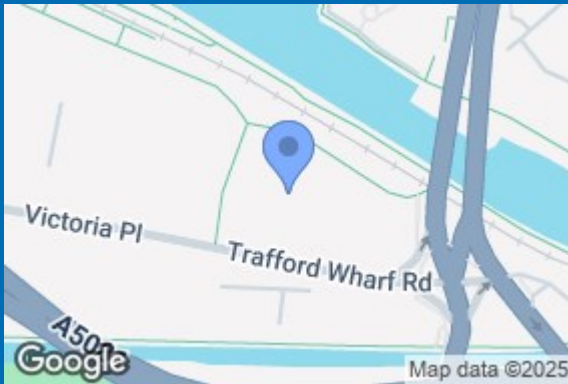
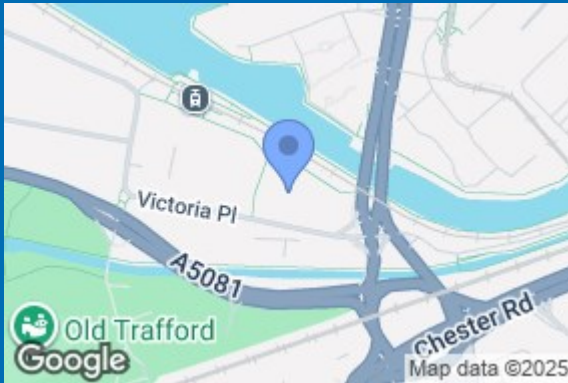
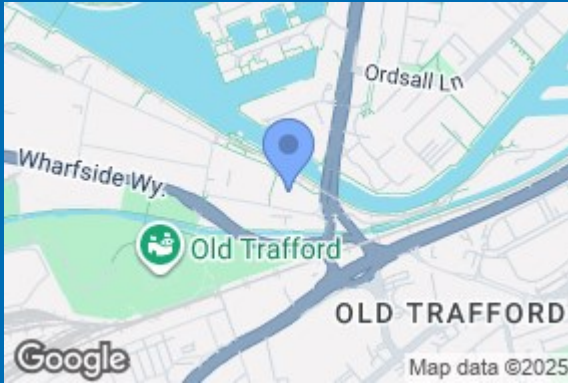
This waterside development not only enhances the aesthetic appeal of the property but also offers a unique lifestyle opportunity, with picturesque views and easy access to local amenities. Currently let for £1,200 per calendar month on a periodic (rolling) basis, this apartment achieves a commendable rental yield of 6.7%, making it an attractive investment for discerning buyers.

With its prime location, modern features, and excellent rental potential, this apartment in Old Trafford is a remarkable opportunity not to be missed. Whether you are looking for a new home or a sound investment, this property is sure to impress. EWS1 Form in place.

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







| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (12 plus) A | | | |
| (81-91) B | | | |
| (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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