



MISTORIA
ESTATE AGENTS



Apartment 10701 Manchester

£245,000
Leasehold

INVEST OR LIVE

For Sale Via Mistoria Estate Agents comes this stunning new build apartment located in the highly sought-after area of Trafford Park offers modern and stylish living. Located on the 7th floor with two bedrooms and two bathrooms, this property is perfect for professionals.

PARKING



• NUMBER ONE OLD TRAFFORD • TWO BEDROOM, TWO BATHROOMS • PARKING • INVEST OR LIVE

Full Description

For Sale Via Mistoria Estate Agents comes this stunning new build apartment located in the highly sought-after area of Trafford Park offers modern and stylish living. Located on the 7th floor with two bedrooms and two bathrooms, this property is perfect for professionals. The apartment also boasts a large reception room and dining kitchen, offering flexible living with a super modern finish.

The spacious lounge features large windows, allowing natural light to flood in, creating a bright and welcoming atmosphere. The kitchen provides ample storage space and is equipped with modern appliances, perfect for those who enjoy cooking and entertaining. The master bedroom boasts an en-suite bathroom, while the second bedroom is a comfortable size that would suit both adults and children.

The property benefits from double glazed windows, ensuring energy efficiency and keeping heating costs to a minimum. The apartment is also equipped with electric storage heaters, providing an economical heating solution all year round.

In addition to this, the property includes a garage along with car parking space for one vehicle, providing secure off-street parking.

Located in Trafford Park, the apartment offers easy access to a range of local amenities and activities. Those who love shopping will have easy access to intu Trafford Centre, one of the largest shopping centers in the UK, with a wide range of shops, restaurants, and entertainment options.

If outdoor activities are more your style, Sale Water Park provides an excellent location for walking, cycling, or fishing, its lakeside location a perfect backdrop to unwind in nature. Additionally, Trafford Park is home to Manchester United's Old Trafford Stadium and Lancashire County Cricket Club's Emirates Old Trafford Ground, both of which are popular with sports enthusiasts.

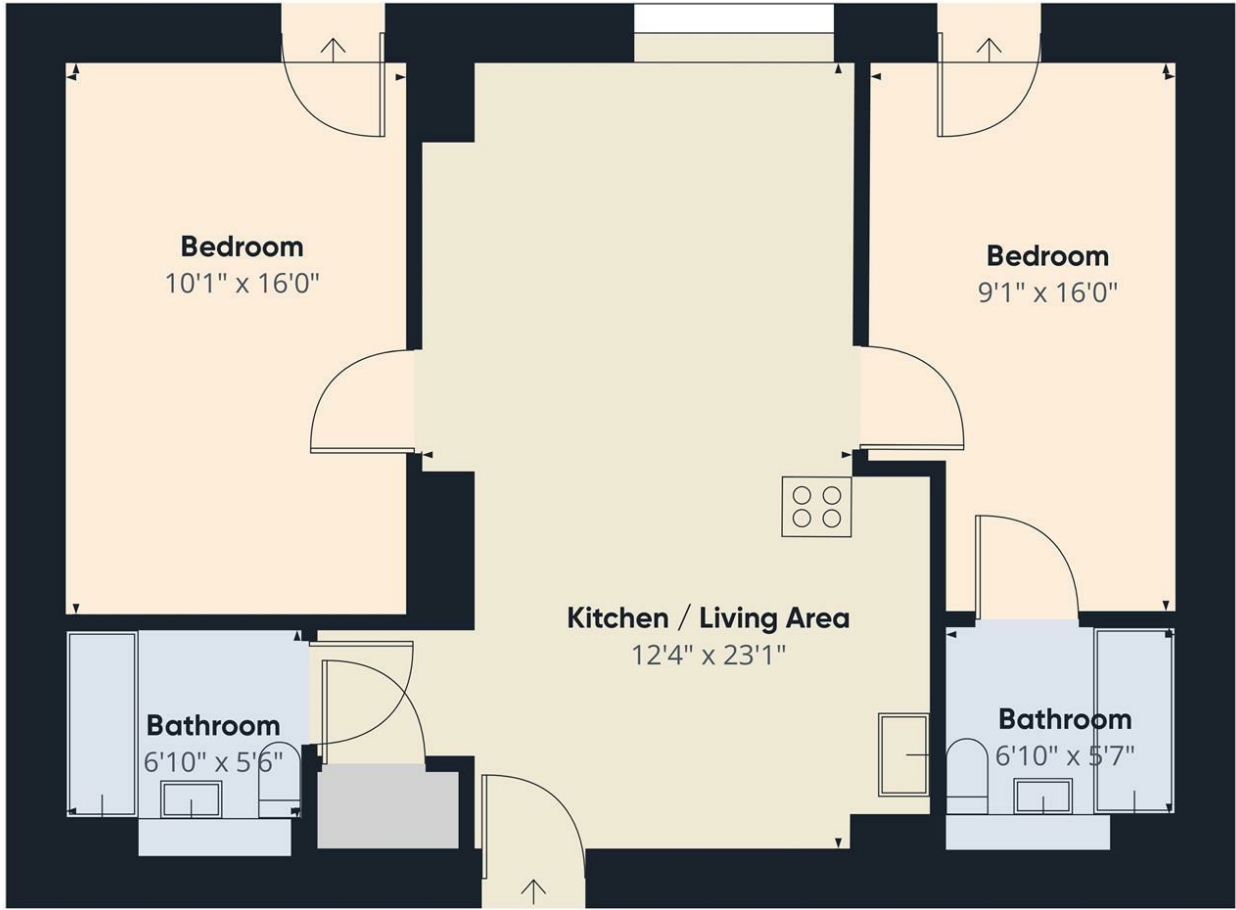
In conclusion, this beautifully designed and well-located apartment offers modern and stylish living with all the amenities you need close at hand. Viewing is highly recommended.

PARKING.



- 24HR CONCIERGE • CINEMA ROOM • BREAKOUT WORK AREA • MEETING ROOM • OUTSIDE SPACE





COMPLETE

Approximate total area⁽¹⁾
718.09 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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