



## Talbot Court Talbot Road, Old Trafford, M16 0PF

**Prices from £145,500**

\*\*\*PRE-LAUNCH\*\*\*

\*\*OFF-PLAN INVESTMENT\*\*

CityRise is thrilled to present a luxurious development offering studio, 1 and 2-bedroom high-spec apartments in Old Trafford, Manchester.

The apartments are designed to provide residents with a modern and sophisticated living experience, featuring spacious layouts, contemporary finishes, and large windows that fill the living spaces with natural light. Investors will appreciate the attention to detail and upscale amenities that set this development apart from others in the area.

Residents can take advantage of the on-site gym, perfect for keeping fit and active without having to leave the comfort of their home. The residents lounge is a great space to relax or socialize with neighbors, while the private cinema room offers a luxurious setting for movie nights or entertaining guests.



# Floor Plan

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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