



806 Pomona Strand

Manchester, M16 0YD

Asking price £225,000

HomeDaze Estate Agency is delighted to present this IMMACULATE, recently completed 2-bedroom modern apartment in the prestigious X1 Manchester Water development on Pomona Island. Perfectly located, you'll be within easy reach of Salford Quays and Manchester City Centre, with three Metrolink stops just a short walk away.

What truly sets this apartment apart is its exceptionally large south-facing terrace — approximately 8 metres long. Far bigger than most balconies in the development, this stunning outdoor space is perfect for relaxing, entertaining friends, or simply enjoying the uninterrupted skyline views. Whether it's summer barbecues, morning coffees, or evening sunsets, this terrace offers a lifestyle few apartments can match.

The development itself is less than a year old and boasts fantastic facilities, including an on-site gym, cinema room, and an impressive foyer that makes a great first impression. Situated on the 8th floor and accessed via secure fob-assisted lifts, the apartment offers a bright and spacious open-plan reception and kitchen area, two DOUBLE bedrooms, an en suite to the master, and, of course, that incredible terrace.

Being sold fully furnished and "as seen", the apartment comes complete with all furniture, TVs, and appliances — simply bring your clothes and toothbrush, and move straight in!

Opportunities like this, with such a rare and generous outdoor space, don't stay on the market for long. Register your interest early to avoid disappointment!

- Modern waterside development
- En suite to master bedroom
- CHAIN FREE
- On site gym and cinema room
- 2 double bedrooms
- South facing terrace
- 8th Floor
- All furniture and appliances included

Viewing

Please contact our HomeDaze Manchester Office on 0161 691 1916

if you wish to arrange a viewing appointment for this property or require further information



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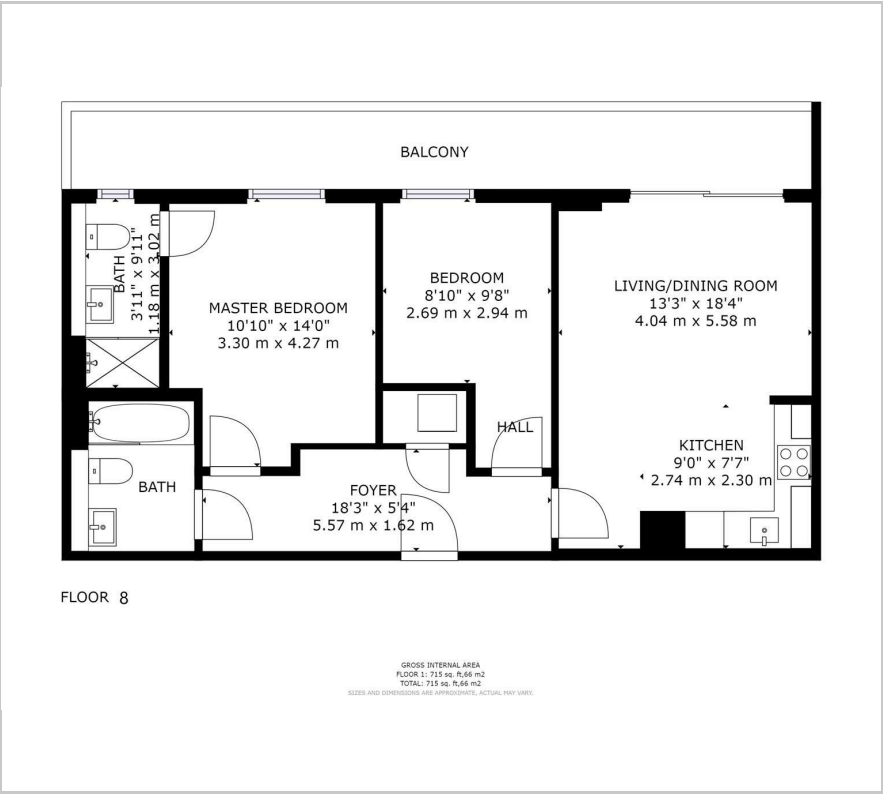
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Floor Plan



Area Map



Energy Efficiency Graph



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