

1 Trafford Wharf Road, Trafford Park, Manchester, M17 1ES

£325,000

Council Tax Band: New Build

ORLANDO REID  
— MANCHESTER —



The chance to invest in one of the UK's fastest-growing property markets. Whether it's for your dream city home or a high-returning investment, this two-bedroom apartment in Salford Quays is an exceptional opportunity.

Nestled just moments from MediaCity, outside the city centre yet sparing no aspect of connectivity and convenience, this development is ideal for a wide range of residents. Salford Quays is home to some of the biggest business hubs in the UK and is easily connected to the growing city of Manchester. Heavy investment in transport links throughout the city makes accessing major hotspots like Manchester Piccadilly, the Arndale Centre, Deansgate, and MediaCity, as well as destinations further afield, easy.

# ORLANDO REID

— MANCHESTER —

St Johns Court 19b Quay Street, Manchester, M3 3HN

01616760099

[manchester@orlandoreid.co.uk](mailto:manchester@orlandoreid.co.uk)

<https://www.orlandoreid.co.uk/manchester/>

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	