

## **West Point, 501 Chester Road, Old Trafford, M16 9QX**

**£242 Per Week**

WEST POINT IS A RECENTLY DEVELOPED PROPERTY LOCATED ON CHESTER ROAD IN THE SOUGHT AFTER AREA OF OLD TRAFFORD.

Our 10th floor apartment enjoys a dual aspect reception room with fantastic views over Manchester and an open plan fitted kitchen

The bedroom has built in wardrobes and the shower room is modern and well finished.

Situated in Old Trafford, you'll enjoy the vibrant atmosphere of the area with its array of shops, cafes, and restaurants. The location also offers easy access to transport links, making it convenient for commuting.

STUDENTS WELCOME  
AVAILABLE 12TH JULY  
FURNISHED

- WEST POINT, CHESTER ROAD M16
- FANTASTIC VIEWS
- GYM, CONCIERGE, RES LOUNGE
- STUDENTS & PROFESSIONALS WELCOME
- ONE BEDROOM
- DUAL ASPECT RECEPTION ROOM
- WOODEN FLOORS THROUGHOUT
- 10TH FLOOR
- BUILT IN WARDROBES IN BEDROOM
- TRAFFORD BAR METRO LINK OFFERING EXCELLENT TRANSPORT

# West Point, 501 Chester Road, Old Trafford, M16 9QX



WEST POINT



KITCHEN



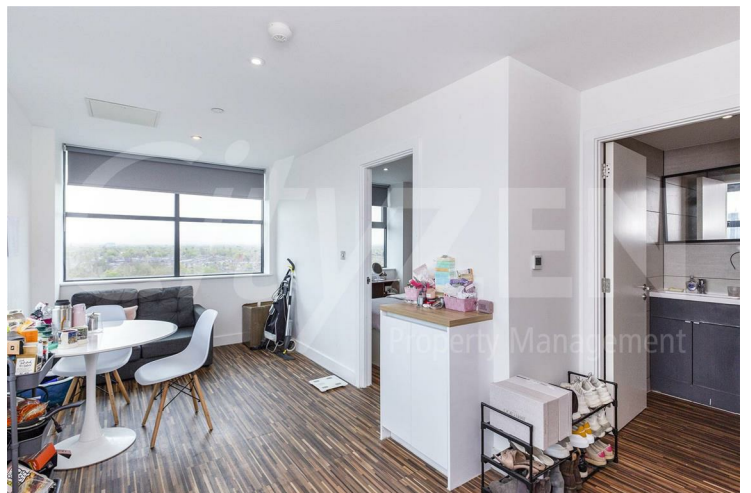
WEST POINT



RECEPTION



BUILDING ENTRANCE



RECEPTION

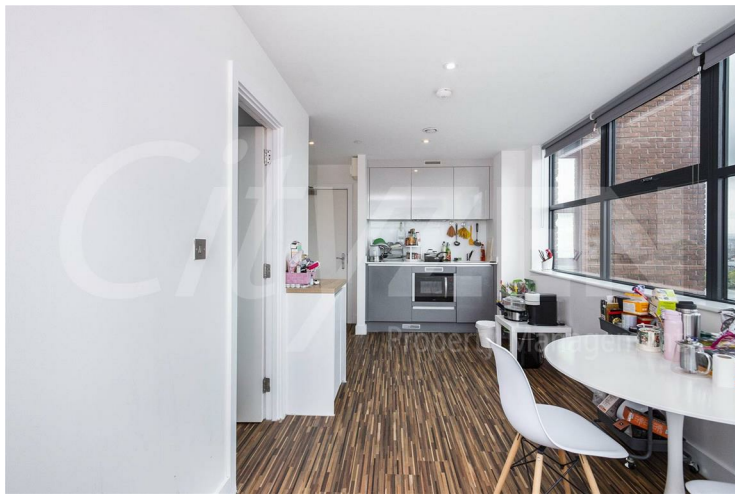
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**RECEPTION**



**RECEPTION**



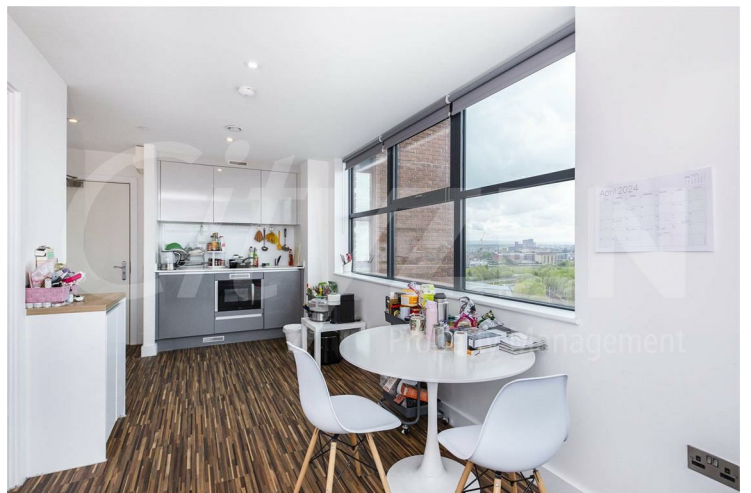
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**RECEPTION**



**RECEPTION**



**RECEPTION**

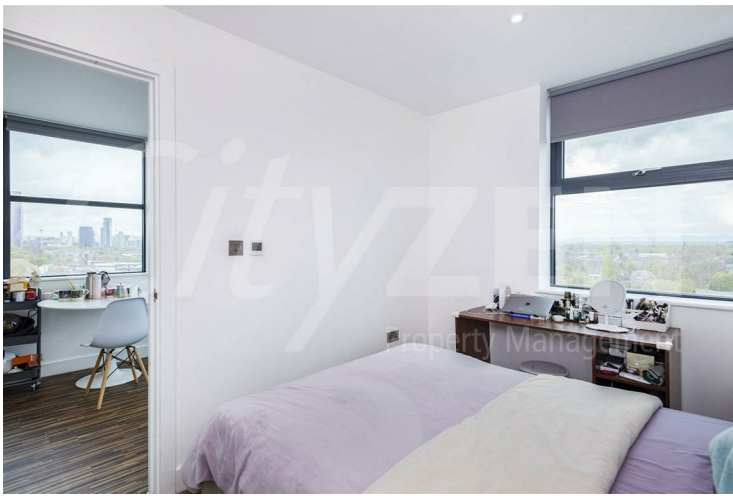
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**BEDROOM**



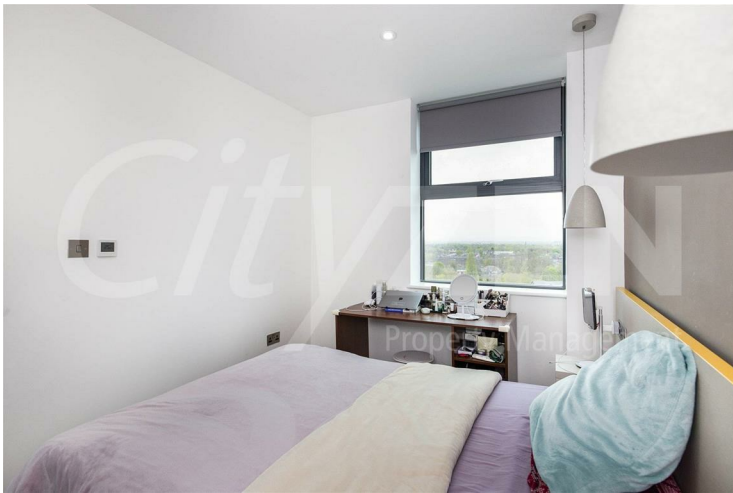
**BEDROOM**



**BEDROOM**



**BEDROOM**



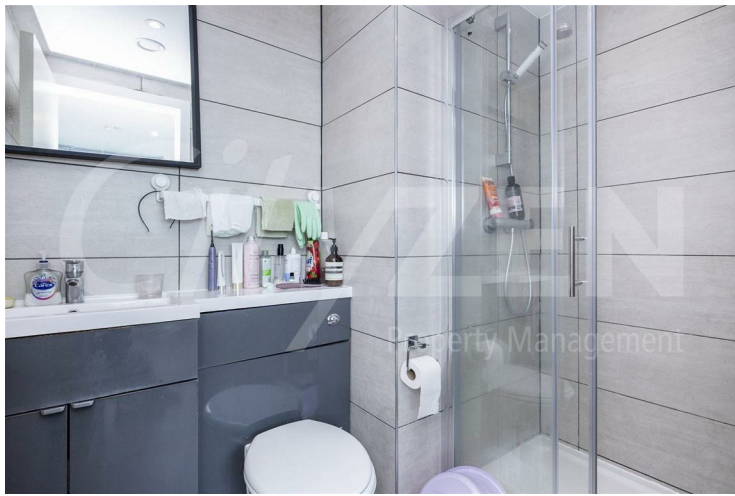
**BEDROOM**



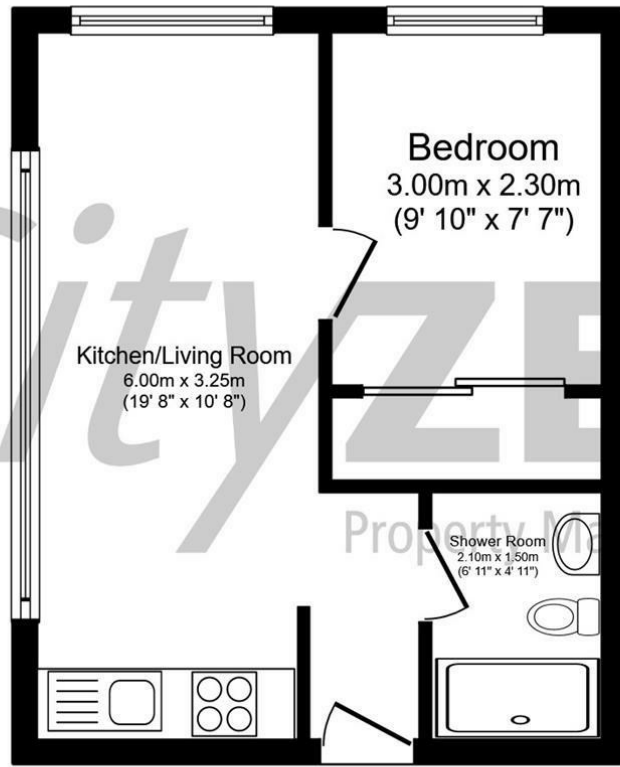
**SHOWER ROOM**



**SHOWER ROOM**



**SHOWER ROOM**



Total floor area 28.8 m<sup>2</sup> (310 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	78
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.