



## **15 Trafford Road, Salford, M5 3NW**

**£299 Per Week**

A well-presented, recently decorated two-bedroom furnished apartment located in The Gateway building near Salford Quays.

This property features an open-plan living and dining area with access to a private balcony, a fully fitted kitchen with integrated appliances, two double bedrooms with furniture included, and two tiled shower rooms.

The apartment is situated on an upper floor with lift access and benefits from a secure entry system, a resident gym and on-site staff. The development is within walking distance of Salford Quays, MediaCityUK, and The Lowry, with excellent local amenities and transport links via Exchange Quay Metrolink, offering quick access to Manchester city centre.

Comes furnished, available from now.

- AVAILABLE NOW
- RECENTLY DECORATED
- ON-SITE STAFF
- 7TH FLOOR
- 2 BEDROOM
- PRIVATE BALCONY
- OPPOSITE SALFORD QUAYS TRAM STOP
- 2 BATHROOM
- RESIDENT GYM
- WEST FACING

## 15 Trafford Road, Salford, M5 3NW



**THE GATEWAY BUILDING**



**BEDROOM**



**SHOWER ROOM**



**BEDROOM**



**BEDROOM**



**SHOWER ROOM**



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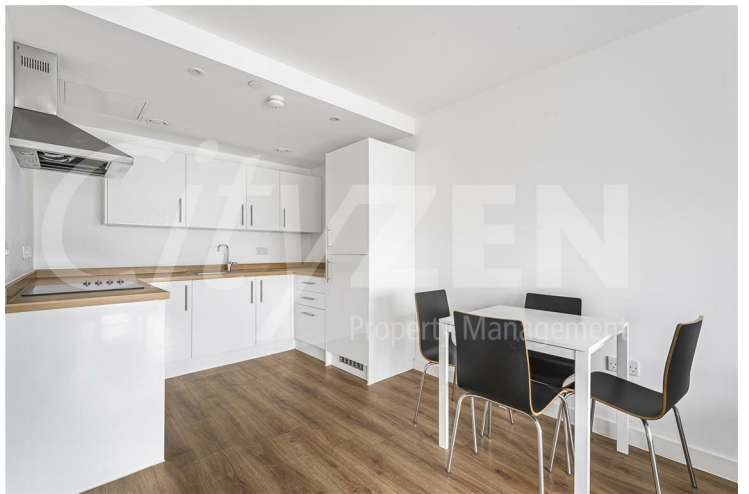
**BEDROOM**



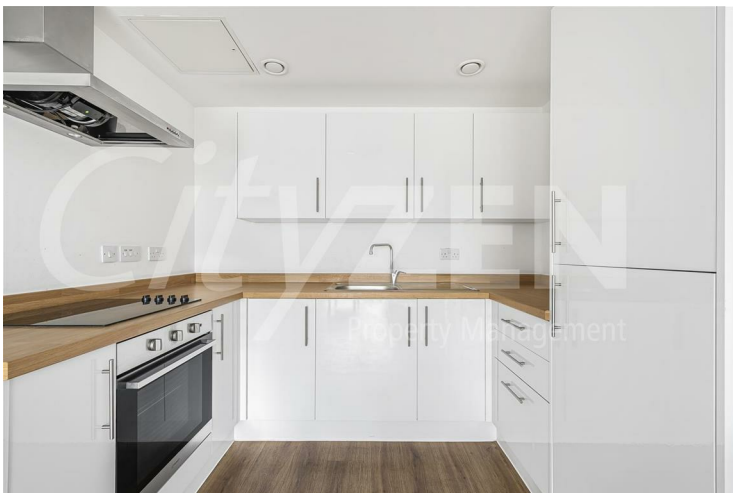
**KITCHEN**



**BEDROOM**



**KITCHEN**



**KITCHEN**



**RECEPTION**

## 15 Trafford Road, Salford, M5 3NW



RECEPTION



BALCONY



RECEPTION



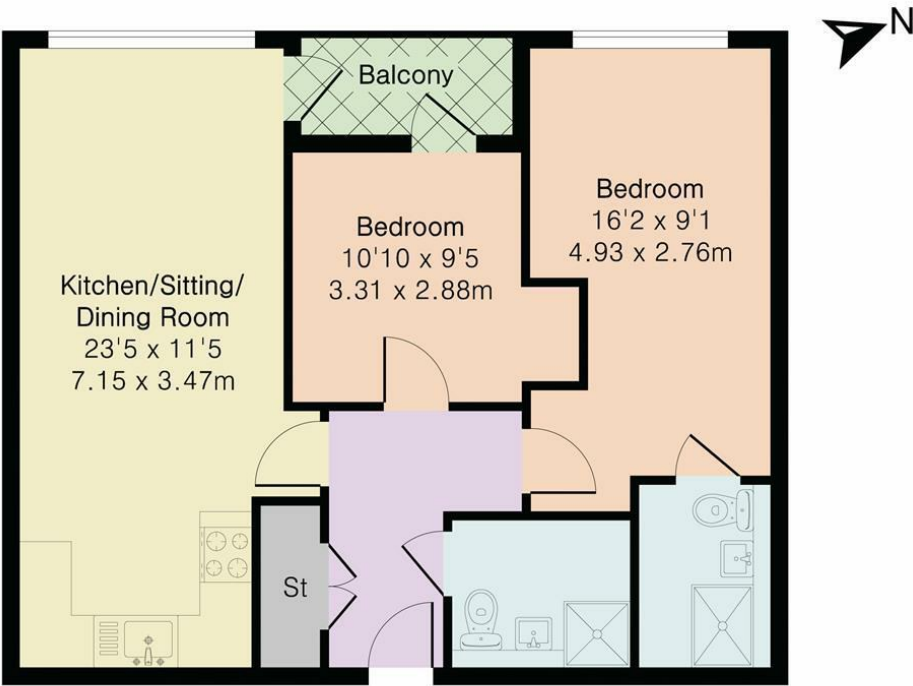
THE GATEWAY BUILDING



RECEPTION



Approximate Gross Internal Area 630 sq ft - 58 sq m



Seventh Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       | 84      | 84        |
| (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                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales 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.