



# 10810 No. 1 Old Trafford

Wharf End | | Manchester | M17 1HY

£1,195 PCM



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2 BED, PART FURNISHED. An excellent, spacious two bedroom apartment in the newly completed No. 1 Old Trafford development next to Salford Quays, Manchester. The 8th floor property, totalling 691 sq ft, comprises: entrance hall, storage cupboard, master bedroom with en suite shower room, second double bedroom, bathroom with shower over bath, open plan living & dining room through to fitted kitchen. Further benefits include 24 hour concierge, residential podium & reception area, communal landscaped gardens & rooftop terraces with stunning 360 degree views, private dining room, cinema room / TV lounge, co-working lounge, cycle store, electric vehicle charging points, car club & much more. Located next to the world famous home of Manchester United Football Club, Old Trafford, on the doorstep to Media City UK and Salford Quays, only three tram stops from Manchester's main street Deansgate and benefiting from a superb waterside position. EPC Rating B

- TWO DOUBLE BEDROOMS
- PART FURNISHED
- BATHROOM & EN SUITE
- 24 HOUR CONCIERGE
- WATERSIDE DEVELOPMENT
- 8TH FLOOR
- OPEN PLAN LIVING & DINING ROOM
- COMMUNAL GARDENS
- RESIDENTS AMENITIES
- LOCATED NEXT TO OLD TRAFFORD, MEDIA CITY UK & SALFORD QUAYS



| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   | 83      | 83                         |
| (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<br>2002/91/EC |

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