



# ALEXANDER HOUSE

Talbot Road | Old Trafford | Manchester | M16 OPP

**£1,150 PCM**

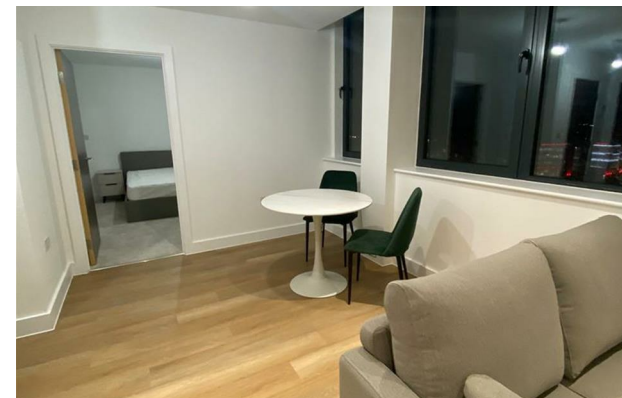
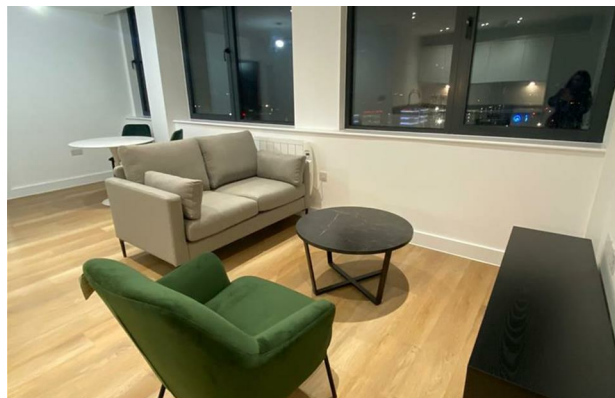
The  
**GOOD  
ESTATE**  
AGENCY



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Manchester | M16 0PP  
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1 BED FURNISHED WITH PARKING. An excellent, spacious one bedroom property in the newly developed Alexander House at Old Trafford. The 10th floor apartment, totalling 484 sqft, comprises: entrance hall, storage area, large open plan living & dining room through to fitted kitchen, large double bedroom and bathroom with shower. Further benefits include, intercom & washer dryer. Located opposite Old Trafford Cricket Ground, close to White City Retail Park and the Tesco Extra, only a 2 minute walk to Trafford Bar Metrolink Station and just 3 miles from Manchester city centre.

- ONE BEDROOM APARTMENT
- 10TH FLOOR
- FITTED KITCHEN
- OPPOSITE OLD TRAFFORD CRICKET GROUND
- FURNISHED
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- ALLOCATED PARKING INCLUDED



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (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 |

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