



# 10107 No. 1 Old Trafford

Wharf End | Manchester | M17 1GW

**£975 PCM**



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1 BED, FURNISHED. An excellent, spacious one bedroom apartment in the newly completed No.1 Old Trafford development next to Salford Quays, Manchester. The 1st floor property, totalling 455 sq ft, comprises: entrance hall, storage cupboard, double bedroom, shower room, 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.

- ONE BEDROOM APARTMENT
- FURNISHED
- 455 SQ FT
- 24 HOUR CONCIERGE
- WATERSIDE DEVELOPMENT
- 1ST 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 2002/91/EC	

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