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# Apt 20705 No 1 Old Trafford, 4 Wharf End, Trafford Park, Salford Quays, M17 1HZ

Ideal Investment Opportunity. 6.52% Gross Rental Yield. Owner Occupiers Welcome.

This superb 7th floor two bedroom apartment is located close to Old Trafford football ground and Salford Quays. The building has a luxury feel to it with spacious lobby area and concierge desk. The apartment has an open entrance hall through to the living room/kitchen, the latter of which has high gloss units with built in appliances. Corner living room with triple glazing throughout. The master bedroom is larger than average with en-suite. Second double bedroom and bathroom. Rented for £1250 pcm

## Price £215,000

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

#### Living/Kitchen

23'2" x 10'7"

Modern fitted kitchen with integrated appliances, Dual aspect, floor to ceiling windows, spot lighting.

#### Master Bedroom

15'9" x 9'7"

Fitted carpets, spot lighting, electrical heater, floor to ceiling window.

#### Bathroom

6'10" x 5'6"

Part tiled bathroom, hand wash basin, WC, shower attachment, fitted mirror, spot lighting, heated towel rail.

#### Bedroom Two

11'3" x 9'0"

Fitted Carpets, Electrical heater, spot lighting, UPVC window.

#### En-Suite

7'2" x 4'7"

Part tiled shower room, hand wash basin, WC, walk in cubicle with shower attachment, spot lighting, extractor fan, fitted mirror

## Additional Information

Service charges - £2,714.08 per annum including buildings insurance.

Ground rent - £242.50 per annum

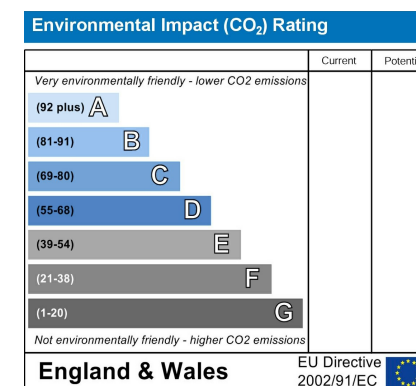
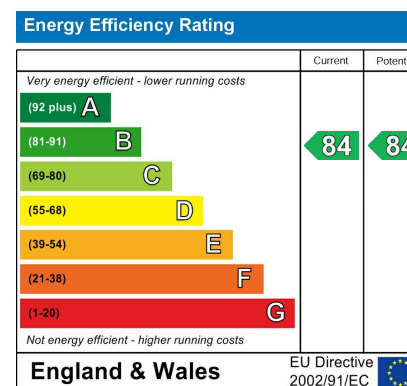
Lease - 250 years from 17 May 2021

Council Tax Band C

EPC- B

## Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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