



11301 No.1 Old Trafford

Wharf End | Manchester | M17 1HY

£1,350 PCM

The
GOOD
ESTATE
AGENCY

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2 BED, FURNISHED WITH PARKING. An excellent, spacious two bedroom apartment in the newly completed No. 1 Old Trafford development next to Salford Quays, Manchester. The 13th floor property, totalling 732 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 and garden area. Further benefits include parking, 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. Photos show an identical apartment on another floor.

- TWO DOUBLE BEDROOMS
- FURNISHED
- BATHROOM & EN SUITE
- 24 HOUR CONCIERGE
- WATERSIDE DEVELOPMENT
- 13TH FLOOR
- OPEN PLAN LIVING & DINING ROOM
- PARKING
- RESIDENTS AMENITIES
- LOCATED NEXT TO OLD TRAFFORD, MEDIA CITY UK & SALFORD QUAYS



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

68 Quay Street
Manchester
M3 3EJ
0161 513 2034
hello@thegea.co.uk
www.thegea.co.uk