



4 Wharf End | Manchester | M17 1GW

Asking Price £239,000

The
**GOOD
ESTATE**
AGENCY

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2 BED, 2 BATH APARTMENT. Welcome to No. 1 Old Trafford, a splendid apartment located in the vibrant area of Manchester. This modern residence boasts an impressive 667 square feet of living space, thoughtfully designed to offer both comfort and style. Situated on the fifth floor, the apartment features an open plan living area that seamlessly integrates the reception room and kitchen, creating a perfect environment for entertaining or relaxing.

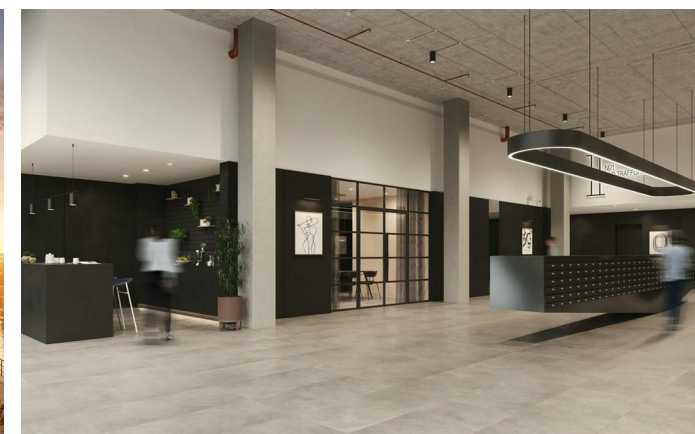
The property comprises two generously sized double bedrooms, ensuring ample space for residents or guests. Additionally, there are two well-appointed bathrooms, providing convenience and privacy. The apartment is currently let for £1,225 per calendar month until 19th October 2026, presenting an attractive rental yield of 6.2%, making it an excellent investment opportunity.

Residents of No. 1 Old Trafford benefit from a range of amenities, including a 24-hour concierge service, which adds an extra layer of security and convenience to daily life. The communal gardens offer a tranquil escape, perfect for unwinding after a busy day.

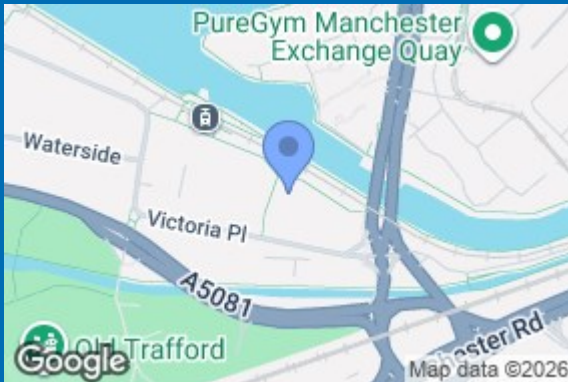
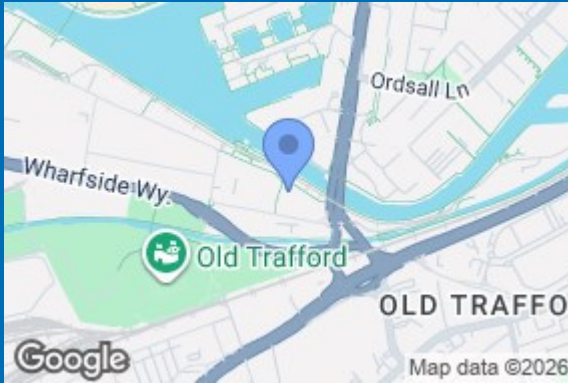
Located overlooking the picturesque waters of Media City, this apartment is ideally positioned for those who appreciate both urban living and scenic views. The property is just a short tram ride away from Manchester city centre, providing easy access to a wealth of shops, restaurants, and cultural attractions.

In summary, No. 1 Old Trafford is a delightful apartment that combines modern living with a prime location, making it an ideal choice for both homeowners and investors alike. EWS1 Form in place.

- TWO DOUBLE BEDROOMS
- 667 SQ FT
- BATHROOM & EN SUITE
- 24 HOUR CONCIERGE
- WATERSIDE DEVELOPMENT
- 5TH FLOOR
- OPEN PLAN LIVING & DINING ROOM
- COMMUNAL LANDSCAPED GARDENS & ROOFTOP TERRACE
- RESIDENTS AMENITIES
- LOCATED NEXT TO OLD TRAFFORD, MEDIA CITY UK & SALFORD QUAYS







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B	82	82
(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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