



10404 No. 1 Old Trafford

4 Wharf End | Manchester | M17 1GW

Asking Price £240,000

The
GOOD
ESTATE
AGENCY

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2 BED, 2 BATH APARTMENT. Welcome to No. 1 Old Trafford, an exceptional two-bedroom apartment situated in the heart of Manchester's vibrant landscape. This newly completed development offers a modern living experience, perfectly positioned next to the iconic home of Manchester United Football Club and the bustling Media City UK.

Located on the fourth floor, this spacious apartment spans 656 square feet and features an inviting entrance hall that leads to a well-designed open plan living area. The master bedroom boasts an en suite shower room, providing a private retreat, while the second double bedroom is equally generous in size. The main bathroom, complete with a shower over the bath, adds to the convenience of this delightful home.

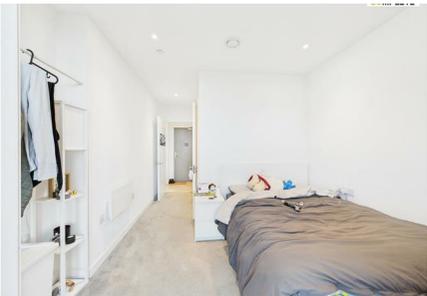
Residents of No. 1 Old Trafford enjoy the luxury of a 24-hour concierge service, ensuring peace of mind and assistance whenever needed. The residential podium offers a pleasant outdoor space, perfect for relaxation or socialising with neighbours.

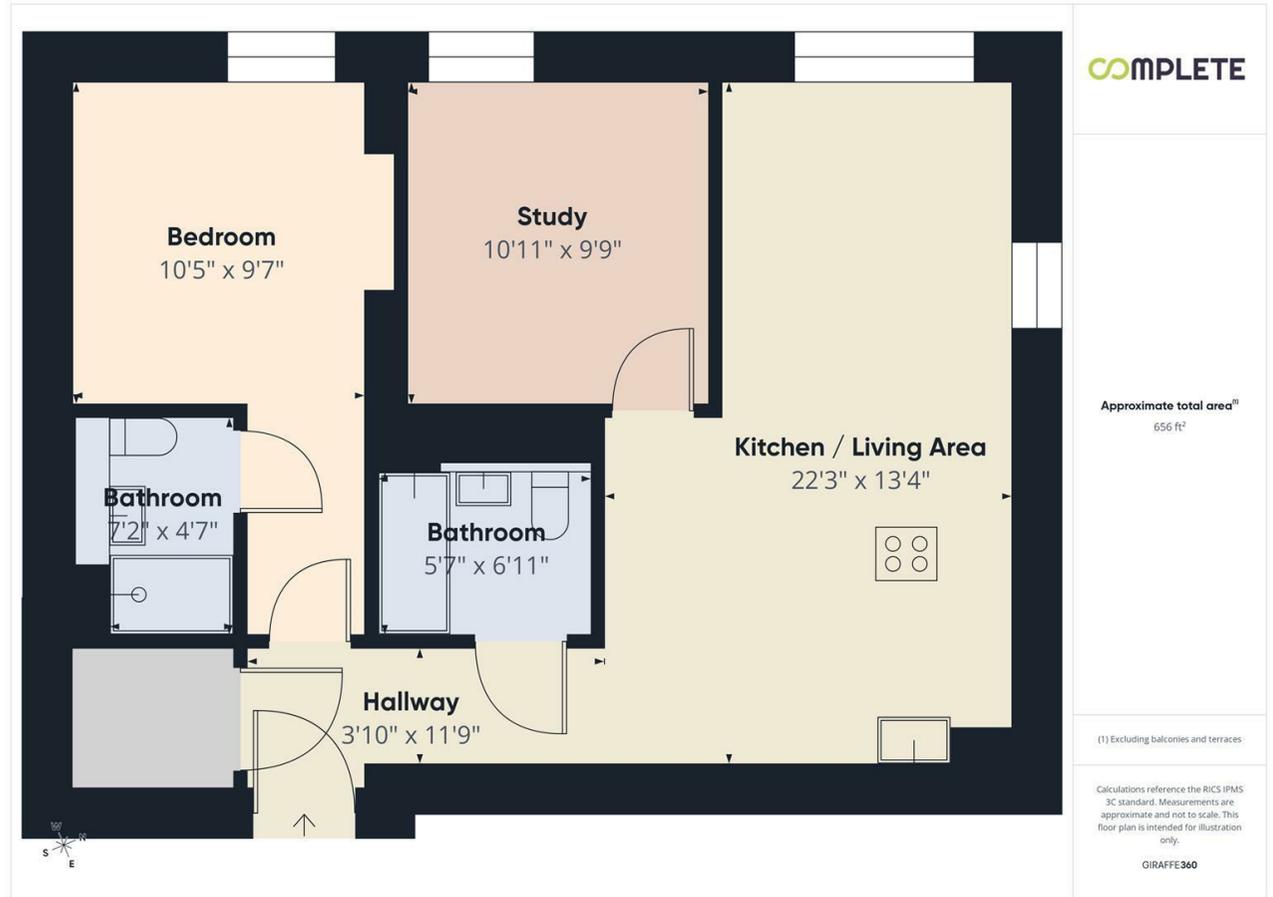
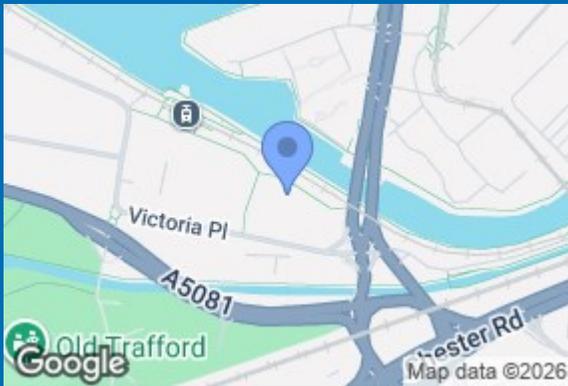
The location is truly unbeatable, with Salford Quays and its array of amenities just a stone's throw away. The apartment is also conveniently located only three tram stops from Manchester's main street, Deansgate, making it easy to explore the city. The superb waterside position enhances the appeal, providing picturesque views and a tranquil atmosphere.

Currently let for £1,250 per calendar month, this property presents an excellent investment opportunity. An EWS1 Form is in place, ensuring the building meets safety standards. Whether you are looking for a new home or a lucrative rental investment, this apartment at No. 1 Old Trafford is not to be missed.

- TWO DOUBLE BEDROOMS
- UNFURNISHED
- BATHROOM & EN SUITE
- 24 HOUR CONCIERGE
- WATERSIDE DEVELOPMENT
- 4TH 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			
(11-11) B			
(10-10) C			
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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