



**2 Bed  
Apartment  
located in**

**AiHOMES.**

# Spacious 2B2B Apartment in No.1 Old Trafford | 4052595TW



£232,000

Nestled in the vibrant Old Trafford area of Greater Manchester, this exquisite two-bedroom apartment at 4 Wharf End offers a perfect blend of modern living and convenience. Built in 2021, this property boasts a generous 65 square feet of well-designed space, ideal for both relaxation and entertaining.

As you enter, you are greeted by a stunning open plan living area that seamlessly combines the living room, dining space, and kitchen. This bright and airy environment is enhanced by large windows that flood the space with natural light, creating a warm and inviting atmosphere. The modern kitchen is equipped with contemporary appliances, including a built-in oven and hob, fridge, and ample cupboard space, making it a delight for any home cook.

The apartment features two well-appointed bathrooms, each fitted with modern fixtures and stylish tiling, providing both comfort and elegance.

Residents will appreciate the array of amenities available, including a cinema, meeting rooms, and a convenient on-site launderette. Security is paramount, with fob entry and CCTV surveillance ensuring peace of mind. Additionally, the property benefits from a dedicated concierge service and Wi-Fi access.

With a leasehold of 250 years (247 years remaining), an EPC rating of B, and a Council Tax Band of C, this apartment is not only a beautiful home but also a sound investment. The absence of a

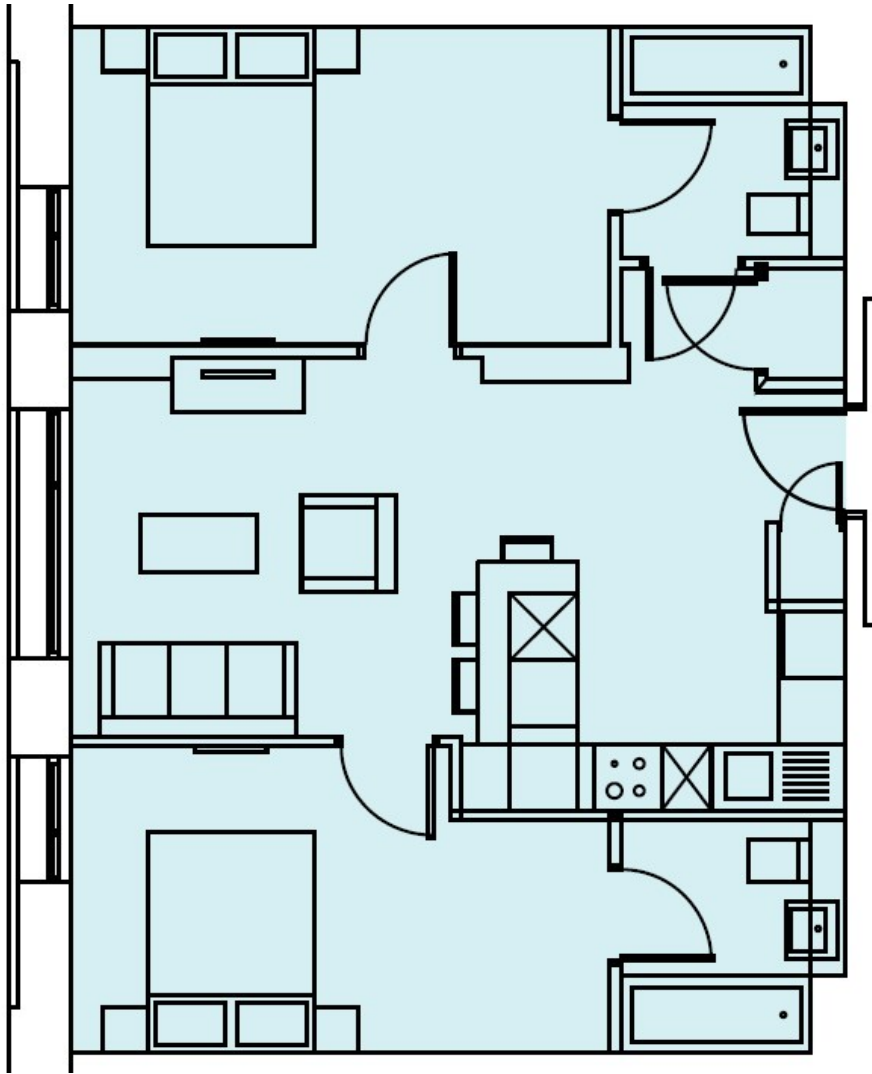







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***1052505TW***





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

**EPC Rating:**  
**Council Tax Band: C**

**CONTACT**

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