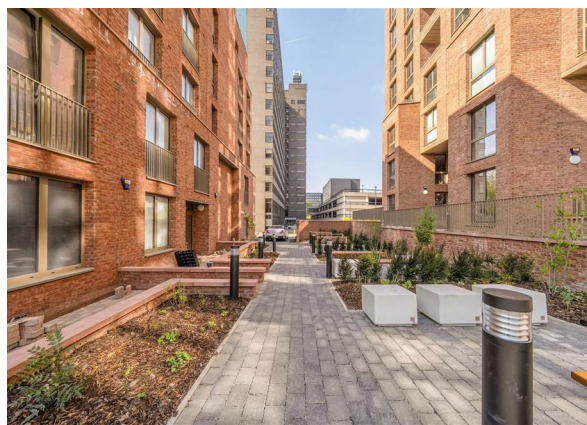


810, Trafford Gardens 4 Botanical Avenue, Stretford, M16 0NY
£1,200 Per month
Council Tax Band: New Build

H&H
BESPOKE



Set on the eighth floor of the impressive Trafford Gardens development, this stylish one-bedroom apartment offers contemporary city living in one of Manchester’s most convenient locations.

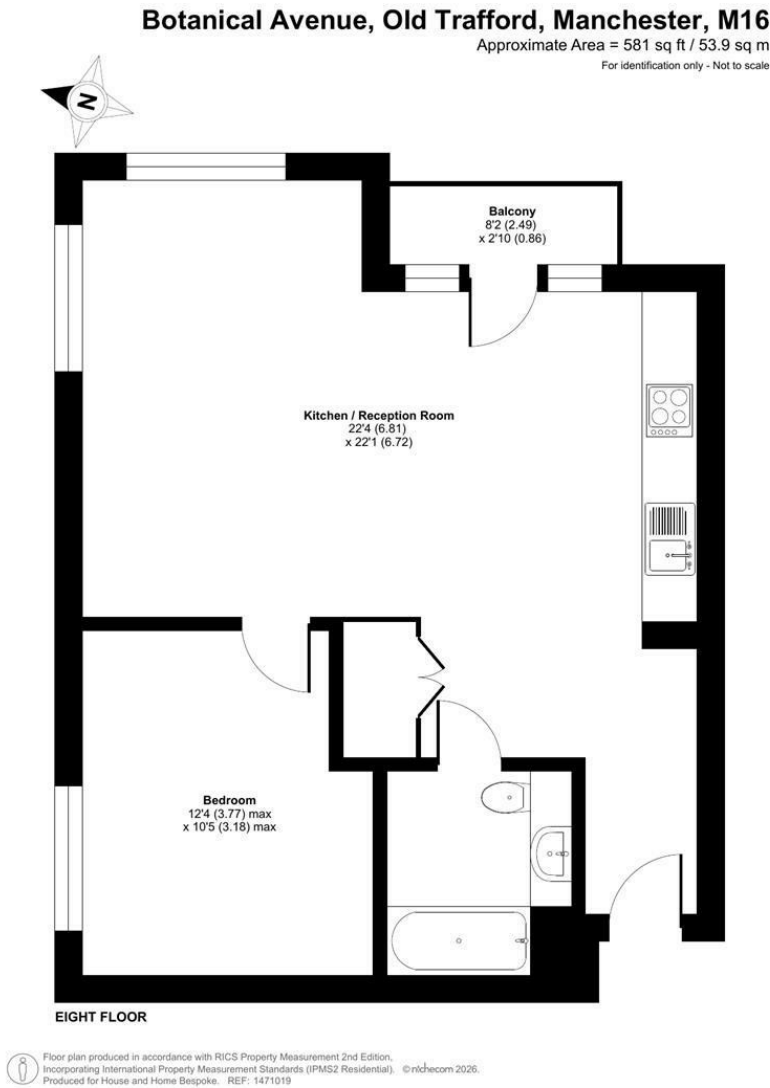
Extending to approximately 581 sq ft, the apartment centres around a generous open-plan kitchen, dining and living space—perfect for relaxing, entertaining or working from home. Doors open onto a private balcony with far-reaching views across Manchester and towards Old Trafford, creating a standout space to enjoy your morning coffee or unwind at the end of the day.

The well-proportioned double bedroom provides a calm and comfortable retreat, complemented by a modern bathroom and useful built-in storage.

Residents can also enjoy attractive landscaped communal areas, while the development is ideally positioned close to shops, everyday amenities and excellent transport connections into Manchester city centre and beyond.



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