



801 Trafford Gardens 4 Botanical Avenue, Trafford, Manchester, M16 0NY

£1,075 Per month



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New to the market, this stunning eighth floor furnished one bedroom apartment is located in the sought after newly built Trafford Gardens development.

The property benefits from an open plan living / dining area with wooden flooring and private balcony with far reaching city views, stylish grey fully integrated kitchen, large double bedroom, luxury bathroom suite with bath and shower, neutral decoration throughout and secure entry-phone access.

Trafford Gardens is just a few minutes walk from White City retail park and numerous local amenities, plus Trafford Bar tram station offering easy access to central Manchester.

\* Sorry no allocated parking with this property \*

## Description



## Situation

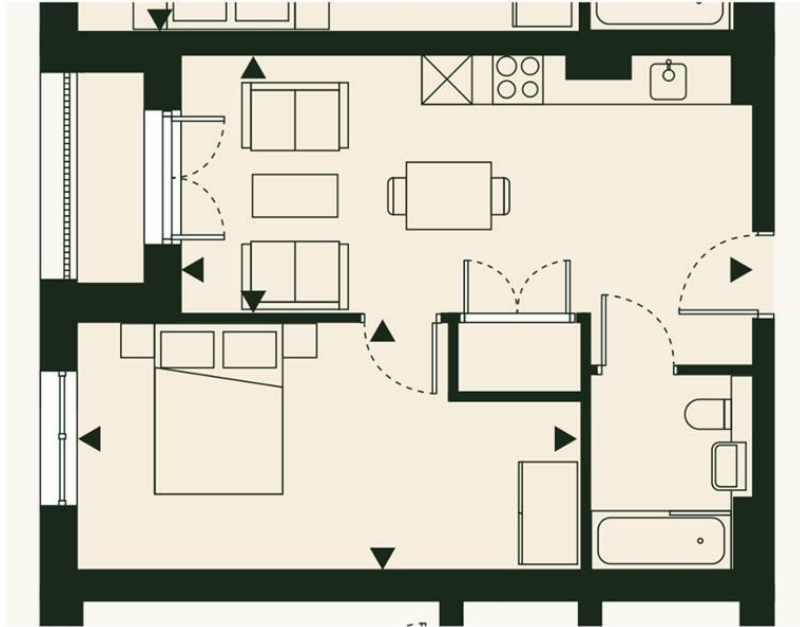


Furnished

Council Tax Band: B

Available: 9th July 2026

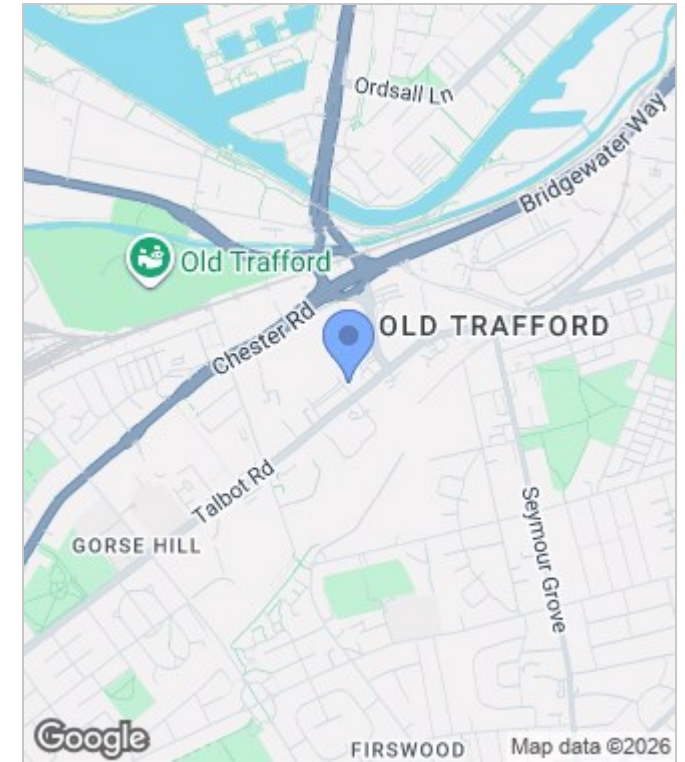
## Floor Plans



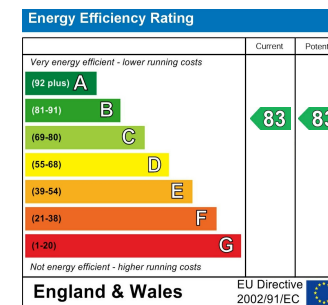
### Apartment 79

Kitchen/Living/Dining	3.0 x 6.7m	9'10" x 22'0"
Bedroom I	2.9 x 5.9m	9'6" x 19'4"
TIA	43.6m <sup>2</sup>	469.11ft <sup>2</sup>
Balcony	2.0m <sup>2</sup>	21.5ft <sup>2</sup>

## Area Map



## Energy Performance Graph



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