



**0 Bed  
Studio  
located in**

**AiHOMES.**

# Modern Studio at Westpoint|Old Trafford|M16 | 77745WP



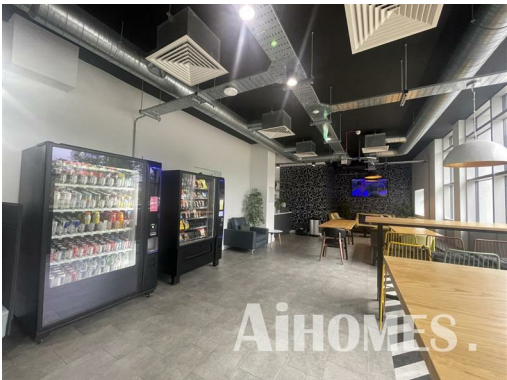
£95,000

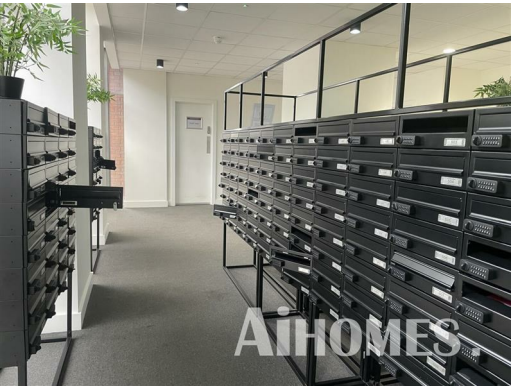
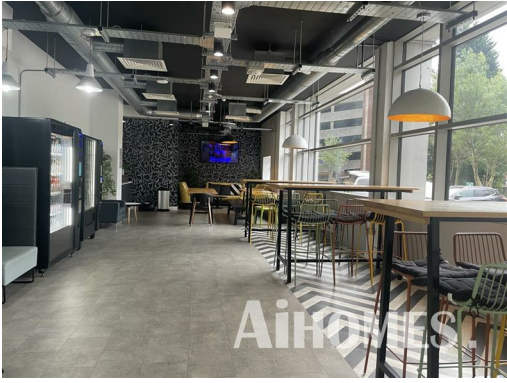
Welcome to this charming modern studio apartment located in the vibrant area of Old Trafford, M16. This property, situated within the desirable Westpoint development, offers a compact yet stylish living space, perfect for individuals or couples seeking a contemporary lifestyle.

Spanning an efficient 161 square feet, this studio is designed to maximise comfort and functionality. The open-plan layout allows for a seamless flow between the living and sleeping areas, creating an inviting atmosphere. The apartment features a well-appointed bathroom, ensuring convenience and privacy.

Old Trafford is renowned for its rich cultural heritage and lively community, making it an ideal location for those who appreciate both urban living and local amenities. Residents will benefit from easy access to a variety of shops, restaurants, and recreational facilities, as well as excellent transport links to the wider city.

This modern studio apartment at Westpoint presents a fantastic opportunity for anyone looking to embrace a dynamic lifestyle in one of Manchester's most sought-after areas. Whether you are a first-time buyer or an astute investor, this property is sure to impress with its blend of modern design and prime location. Do not miss the chance to make this delightful studio your new home.





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**EPC Rating:**  
**Council Tax Band: A**

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	

**CONTACT**

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