



4 Wharf End | Manchester | M17 1GW

Asking Price £185,000

The
**GOOD
ESTATE**
AGENCY

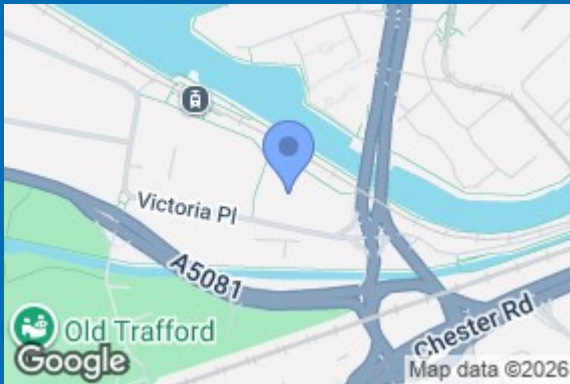
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1 BED APARTMENT. An excellent, spacious one bedroom apartment in the recently completed No. 1 Old Trafford development next to Salford Quays, Manchester. The 6th floor property, totalling 473 sq ft, comprises: entrance hall, storage cupboard, double bedroom, shower room and open plan living & dining room through to fitted kitchen. Further benefits include 24 hour concierge, residential podium & reception area, communal landscaped gardens & rooftop terraces with stunning 360 degree views, private dining room, cinema room / TV lounge, co-working lounge, cycle store, electric vehicle charging points, car club & much more. Located next to the world famous home of Manchester United Football Club, Old Trafford, on the doorstep to Media City UK and Salford Quays, only three tram stops from Manchester's main street Deansgate and benefiting from a superb waterside position. Currently let for £975pcm on a periodic (rolling) basis, achieving a rental yield of 6.3%. EWS1 Form in place. Internal photos show an identical apartment on another floor and are for reference only.

- ONE BEDROOM APARTMENT
- OPEN PLAN LIVING & DINING ROOM
- CURRENTLY LET FOR £975PCM ON A PERIODIC (ROLLING) BASIS, ACHIEVING A RENTAL YIELD OF 6.3%
- 24 HOUR CONCIERGE
- WATERSIDE DEVELOPMENT
- 6TH FLOOR
- SHOWER ROOM
- COMMUNAL GARDENS
- 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			
(91-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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