



909, Block B, Manchester Waters

Pomona Strand | Manchester | M16 0YF

Asking Price £220,000



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TWO BED, TWO BATH APARTMENT WITH BALCONY & PARKING. Welcome to this splendid two-bedroom, two-bathroom apartment situated on the ninth floor of the newly completed Manchester Waters development in Old Trafford. Spanning an impressive 785 square feet, this modern residence offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and investors alike.

As you enter the apartment, you are greeted by a bright and airy reception room that provides a welcoming space for relaxation and entertainment. The well-designed layout ensures that both bedrooms are generously sized, offering ample storage and privacy. The two bathrooms are tastefully appointed, catering to the needs of residents and guests alike.

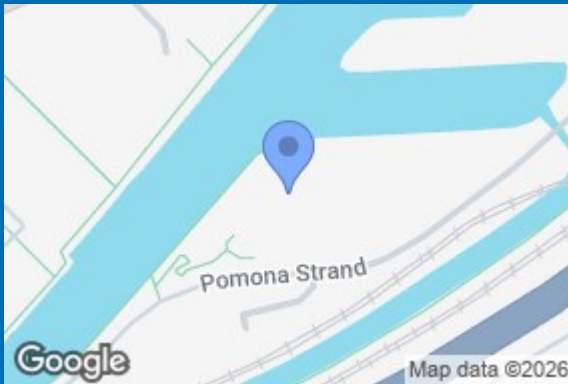
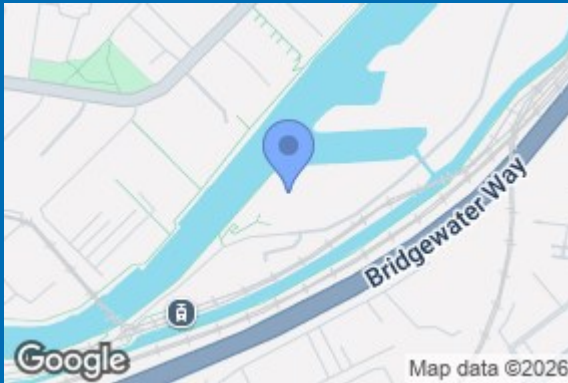
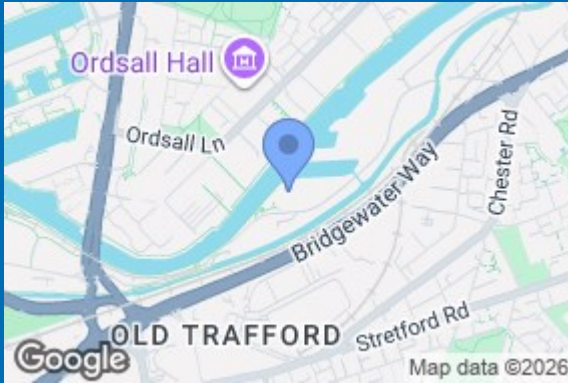
One of the standout features of this property is the allocated parking space, a rare find in such a central location. The apartment is situated on Pomona Island, which boasts excellent transport links, allowing for easy access to the inner ring road and the vibrant Manchester city centre, just a short distance away.

Currently available for £1,375 per month, this property presents a gross yield of 7.5%, making it an attractive investment opportunity. Whether you are looking to make this your new home or seeking a lucrative rental property, this apartment at Manchester Waters is sure to impress. Don't miss the chance to experience modern living in one of Manchester's most sought-after developments.

- TWO BEDROOM APARTMENT
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- 9TH FLOOR
- BALCONY
- RIVERSIDE LOCATION
- BATHROOM & EN SUITE
- PARKING
- RESIDENTS' GYM AND CINEMA ROOM
- CURRENTLY LET FOR £1,375PCM, ACHIEVING A RENTAL YIELD OF 7.5%
- POMONA ISLAND, OLD TRAFFORD







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

68 Quay Street
Manchester
M3 3EJ
0161 513 2034
hello@thegea.co.uk
www.thegea.co.uk