



Manchester Waters, Pomona Strand, Old Trafford, Manchester  
Offers In Excess Of £110,000

**Ascend**  
Built on higher standards

## Manchester Waters, Pomona Strand, Old Trafford, Manchester

What's that ticking sound? I hear you ask..... Don't worry, you're not hearing things... It's the unmistakable sound of all your boxes being firmly ticked by this fabulous studio apartment in Pomona!

**\*INVESTORS ONLY - Currently tenanted at £900pcm - August 2026\***

Welcome to this charming studio apartment located in the vibrant area of Manchester Waters, Pomona Strand, Old Trafford. This property presents an excellent opportunity for investors seeking a prime location with great potential.

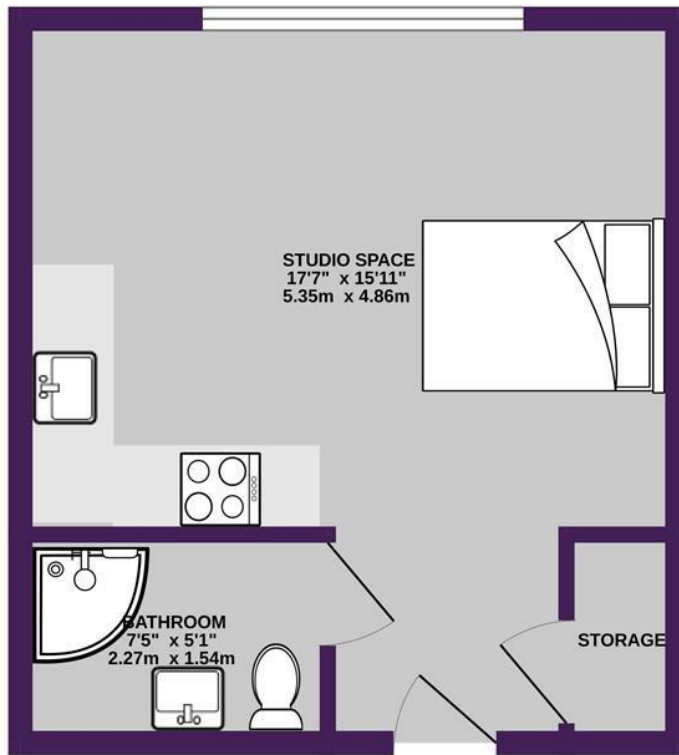
The apartment features a spacious open studio layout, providing a versatile living space that can be tailored to your needs. With an open plan living, kitchen and bed space a well-appointed bathroom, this apartment is designed for comfort and convenience.

One of the standout features of this property is its superb transport links. The nearby Metrolink station ensures easy access to both Manchester city centre and Trafford, making it an ideal choice for those who value connectivity. Additionally, the proximity to major motorways further enhances the convenience of commuting in and around the area.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

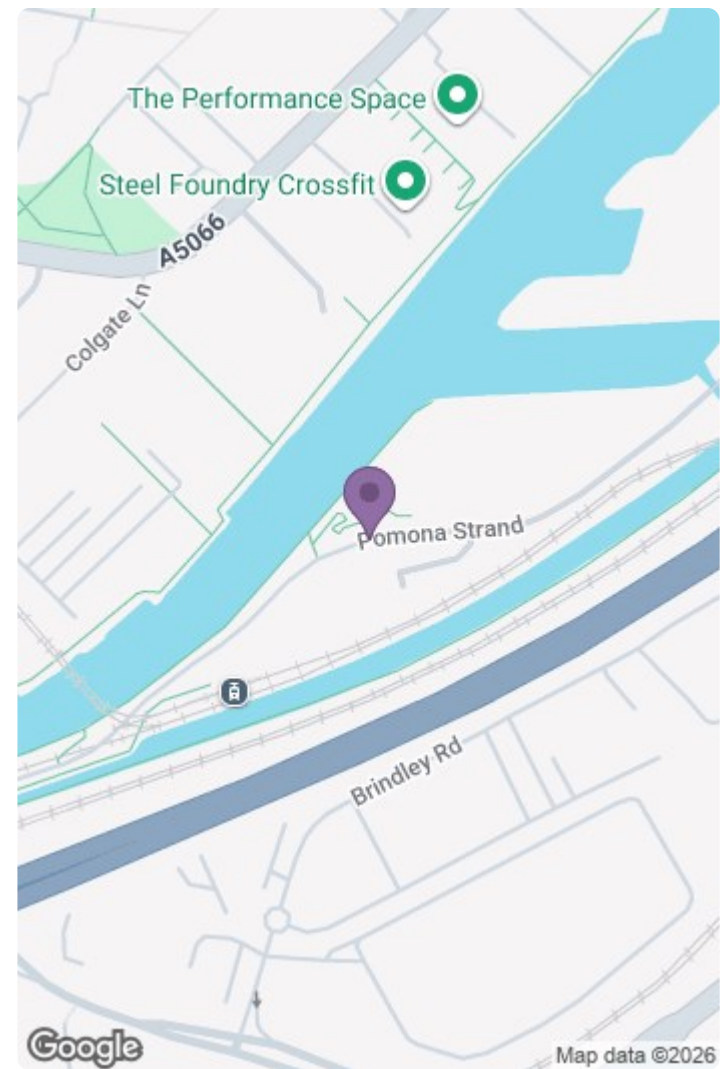
FIRST FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



STUDIO

TOTAL FLOOR AREA: 280 sq.ft. (26.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions						
A (92-100)	A (92-100)	82	82	B (81-91)			
B (81-91)	B (81-91)			C (69-80)			
C (69-80)	C (69-80)			D (55-68)			
D (55-68)	D (55-68)			E (39-54)			
E (39-54)	E (39-54)			F (21-38)			
F (21-38)	F (21-38)			G (1-20)			
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions						
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		

