



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

£1,300 Per month



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New to the market, this impressive two double bedroom apartment is located on the fourth floor of the sought after newly built Trafford Gardens development.

The property benefits from a long entrance hallway with ample storage leading into a large open plan living room/dining area with contemporary wooden flooring and a stylish grey kitchen with integrated appliances. Also off the hallway are two carpeted double bedrooms, both with floor to ceiling windows and a separate modern bathroom with bath and shower.

Brand new furniture pack to be delivered, with neutral decoration throughout and secure entry-phone access.

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

\* Sorry, no allocated parking \*

## Description



## Situation

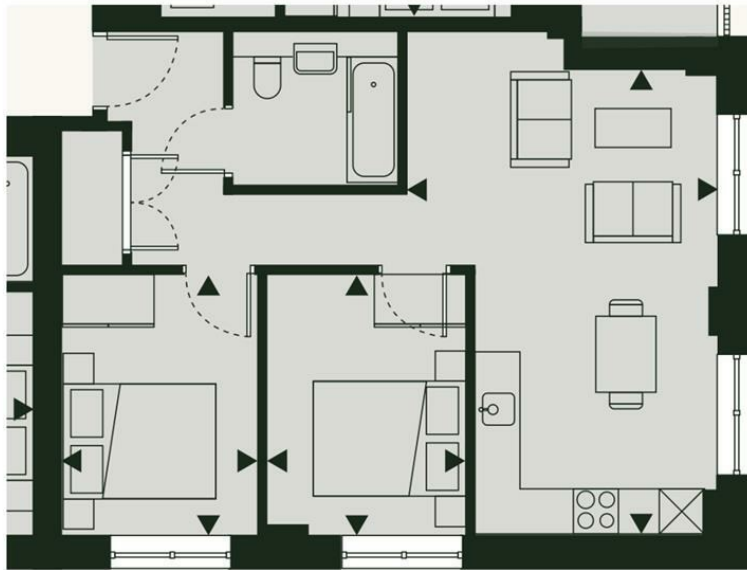


Furnished

Council Tax Band: C

Available: 13th April 2026

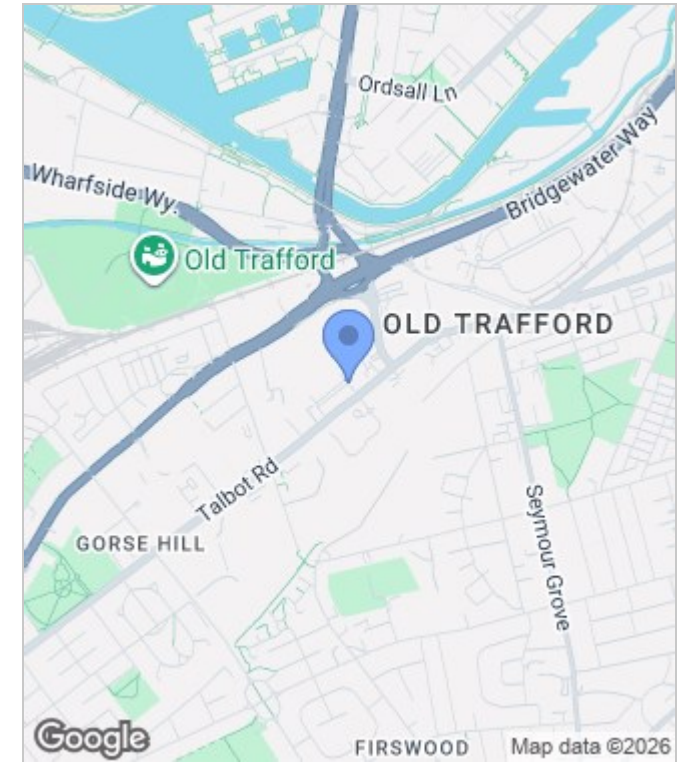
## Floor Plans



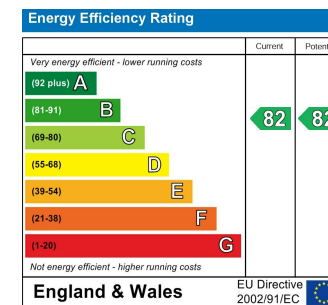
### Apartment 43

Kitchen/Living/Dining	6.1 x 4.1m	20'0" x 13'5"
Bedroom 1	3.5 x 2.6m	11'6" x 8'6"
Bedroom 2	3.5 x 2.6m	11'6" x 8'6"
TIA	54.7m <sup>2</sup>	588.8ft <sup>2</sup>

## Area Map



## Energy Performance Graph



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