



4 Wharf End | Manchester | M17 1AB

**Asking Price £180,000**

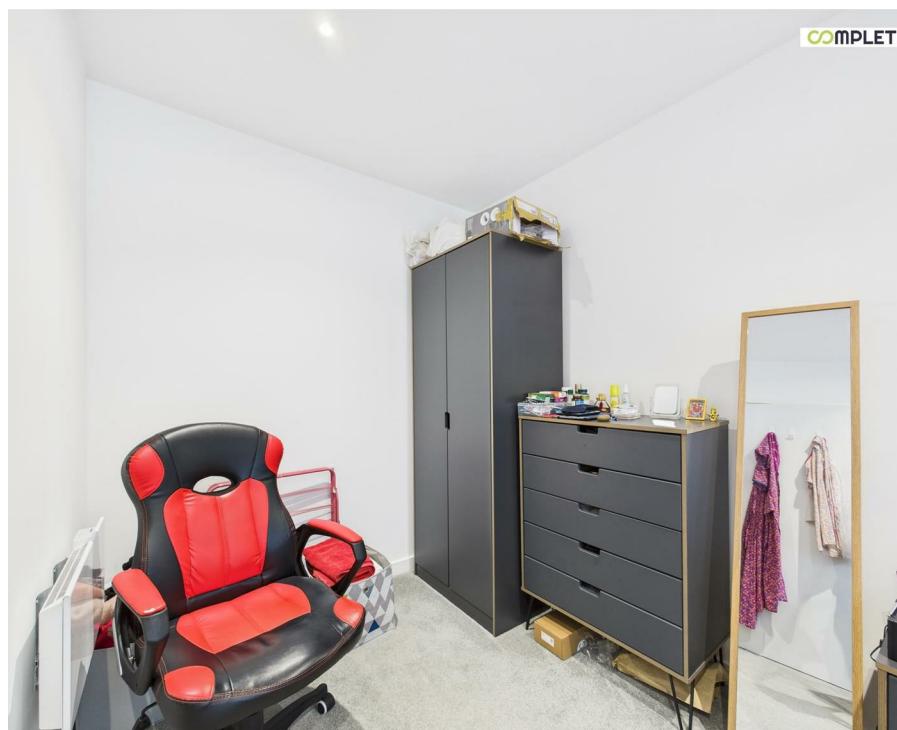


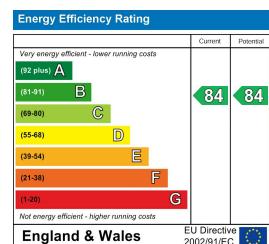
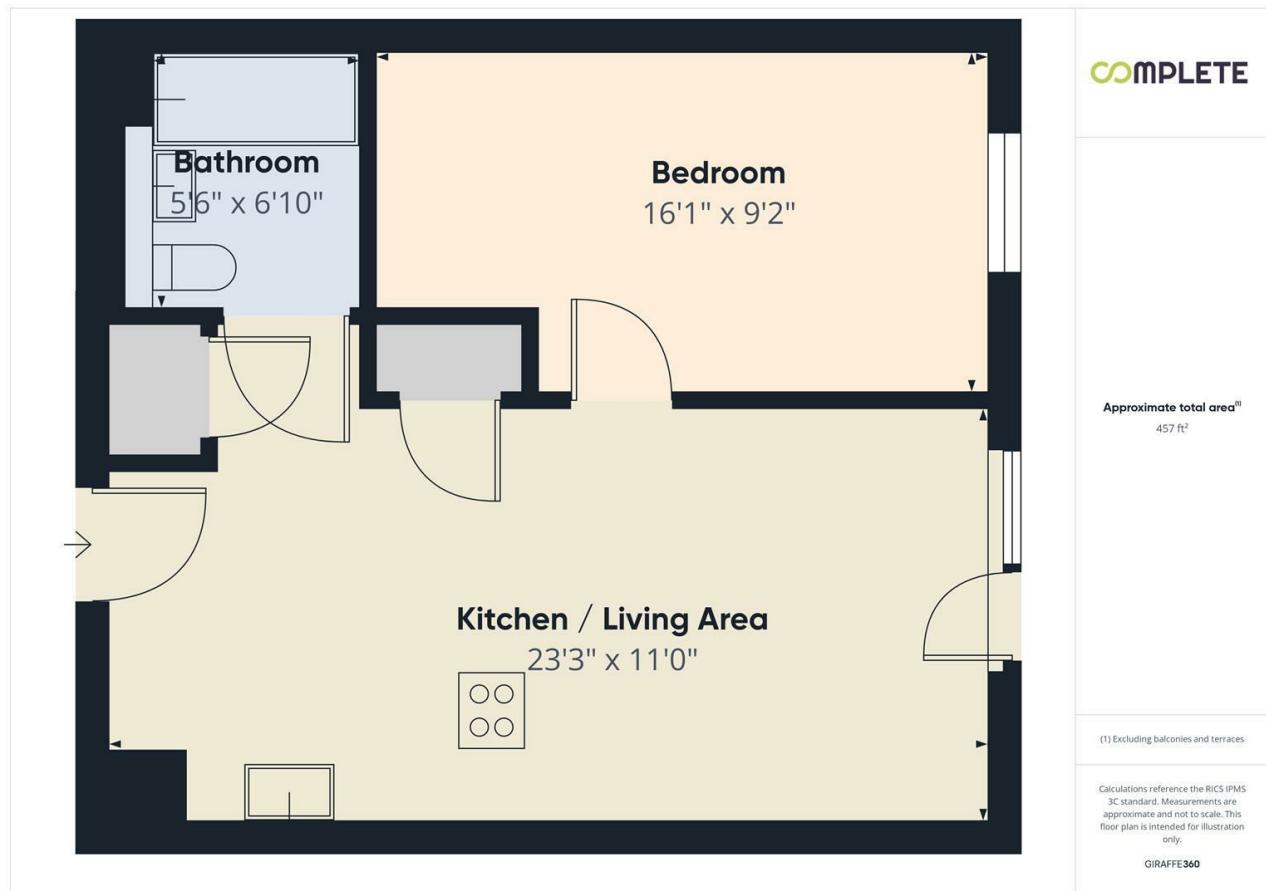
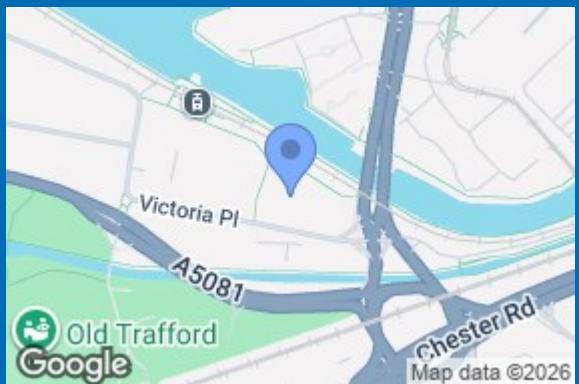
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1 BED APARTMENT. An excellent, spacious one bedroom apartment in the newly completed No. 1 Old Trafford development. The 7th floor property, totalling 473 sq ft, briefly comprises: entrance hall, storage cupboard, spacious open plan living & dining room, double bedroom and bathroom with shower over bath. Further benefits include 24 hour concierge & communal gardens. 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 £1,000pcm until 8/9/26, achieving a rental yield of 6.7%. EWS1 Form in place.

- ONE BEDROOM APARTMENT
- OPEN PLAN LIVING & DINING ROOM
- COMMUNAL GARDENS
- RESIDENTS AMENITIES
- WATERSIDE DEVELOPMENT
- 7TH FLOOR
- 473 SQ FT
- 24 HOUR CONCIERGE
- CURRENTLY LET FOR £1,000PCM UNTIL 6/9/26, ACHIEVING A RENTAL YIELD OF 6.7%
- LOCATED NEXT TO OLD TRAFFORD, MEDIA CITY UK & SALFORD QUAYS







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