



4 Wharf End | Manchester | M17 1GW

**Asking Price £240,000**

The  
**GOOD  
ESTATE**  
AGENCY

## 4 Wharf End | Manchester | M17 1GW Asking Price £240,000

2 BED, 2 BATH APARTMENT. Welcome to No. 1 Old Trafford, a splendid apartment that offers a perfect blend of comfort and convenience. Situated on the third floor, this delightful residence spans an impressive 653 square feet and features two generously sized double bedrooms, making it ideal for professionals or small families.

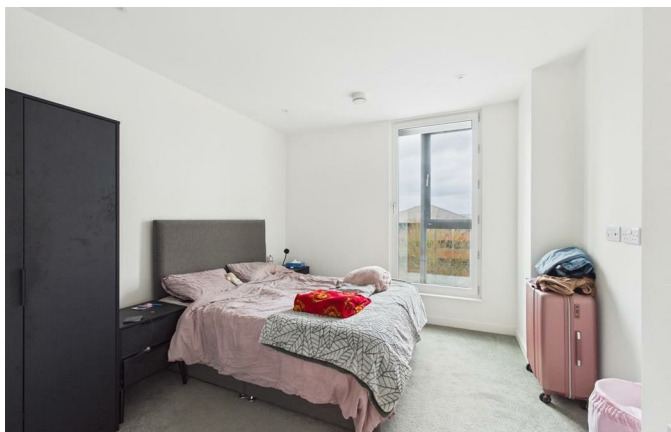
As you enter, you are greeted by a welcoming entrance hall that leads to a fitted kitchen, perfect for those who enjoy cooking and entertaining. The apartment boasts a well-appointed bathroom and an en suite bathroom attached to the master bedroom, ensuring privacy and convenience for all residents.

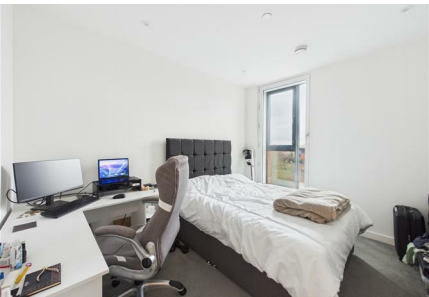
One of the standout features of this property is the 24-hour concierge service, providing peace of mind and assistance whenever needed. Residents can also enjoy the beautifully maintained communal gardens, offering a tranquil space to relax and unwind. Further benefits include a private dining room, cinema room / TV lounge, co-working lounge, cycle store, electric vehicle charging points, car club & much more.

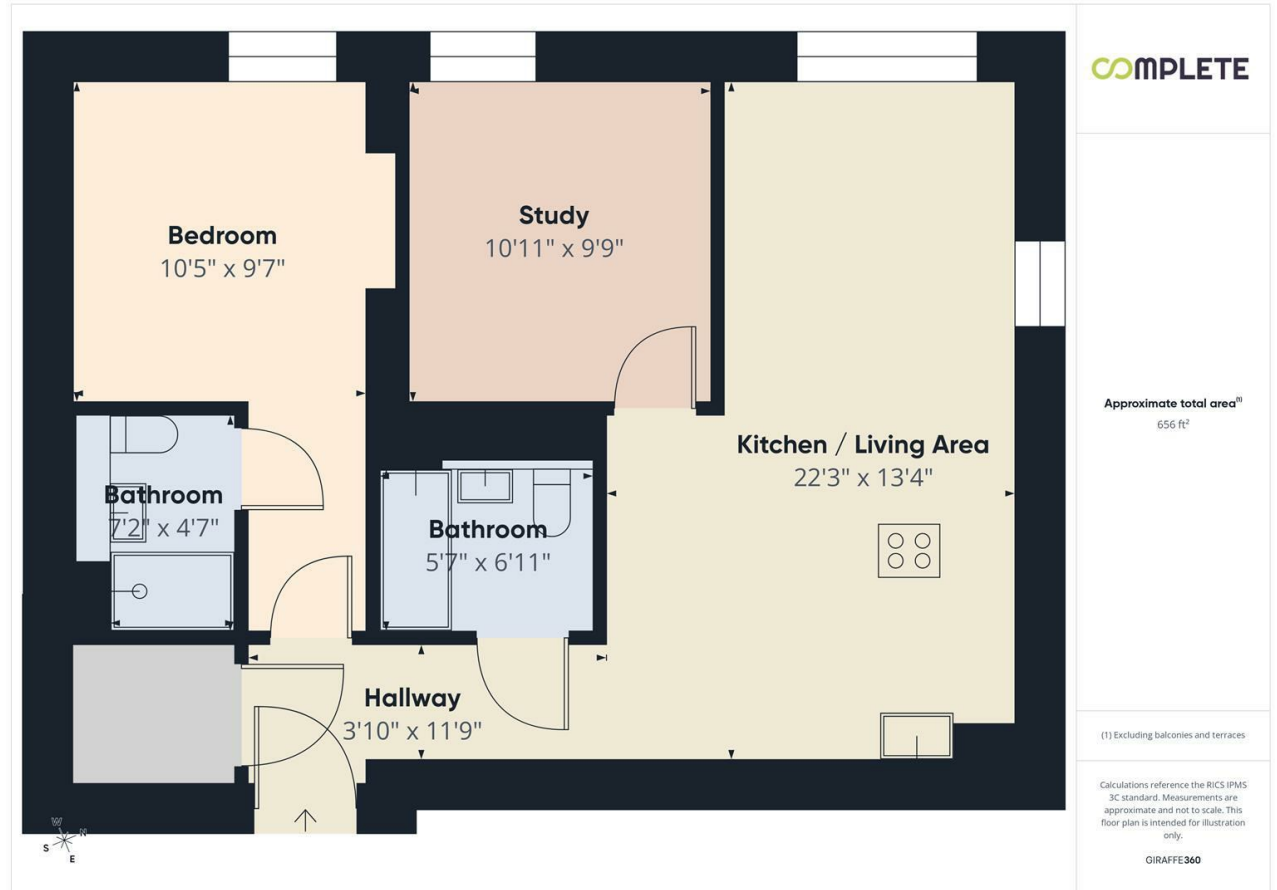
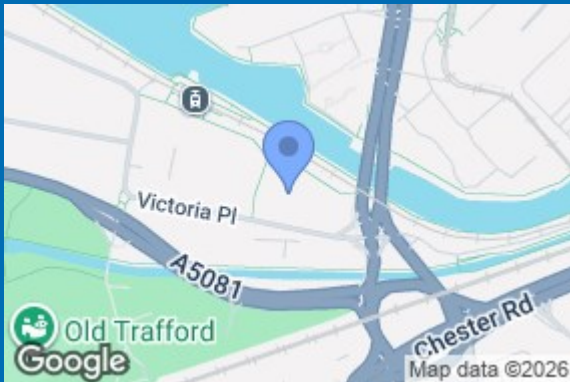
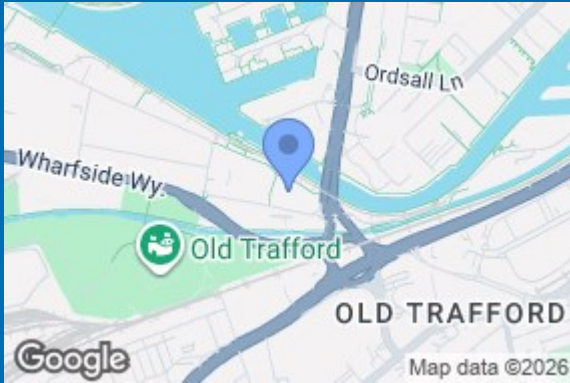
Located in a vibrant waterside development, this apartment is just a stone's throw away from the iconic Old Trafford Football Ground, making it a dream for sports enthusiasts. Additionally, the property is conveniently positioned for easy access to Salford Quays, Media City, and the bustling Manchester city centre, ensuring that you are never far from the action.

Currently let for £1,225 per calendar month on a rolling basis, this apartment presents an excellent investment opportunity or a comfortable home for those looking to embrace the lively atmosphere of this sought-after area. Don't miss the chance to make this charming apartment your own. EWS1 Form in place.

- TWO DOUBLE BEDROOMS
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- BATHROOM & EN SUITE
- 24 HOUR CONCIERGE
- WATERSIDE DEVELOPMENT
- 3RD FLOOR
- 653 SQ FT
- COMMUNAL LANDSCAPED GARDENS & ROOFTOP TERRACE
- 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) <b>A</b>			
(91-91)	<b>B</b>		
(69-80)	<b>C</b>	81	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(17-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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