



5 Pomona Strand | Old Trafford | M16 0ZL

Offers Over £170,000

The
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ESTATE**
AGENCY



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Welcome to this charming apartment located in the sought-after Manchester Waters development at Pomona Strand, Old Trafford. This delightful first-floor residence offers a comfortable living space of 380 square feet, making it an ideal choice for individuals or couples seeking a modern urban lifestyle.

The apartment features a well-appointed reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The single bedroom is designed to be a peaceful retreat, while the bathroom is fitted with contemporary fixtures, ensuring convenience and comfort.

Residents of this property benefit from a range of amenities, including a dedicated concierge service that adds an extra layer of security and assistance. For those who enjoy an active lifestyle, the on-site residents' gym offers a fantastic opportunity to maintain fitness without having to leave the comfort of your home.

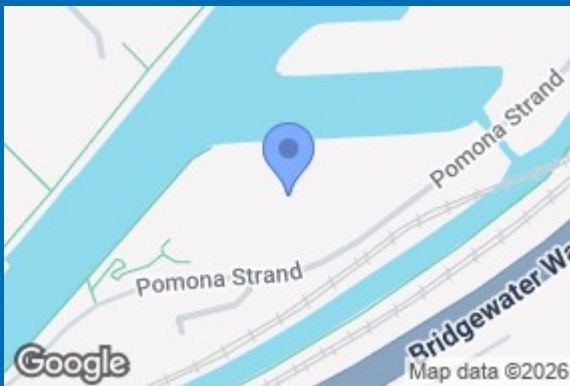
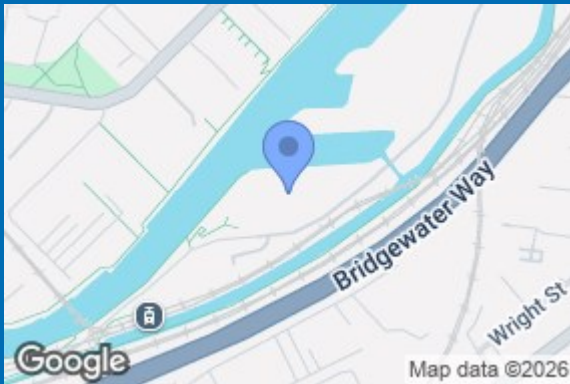
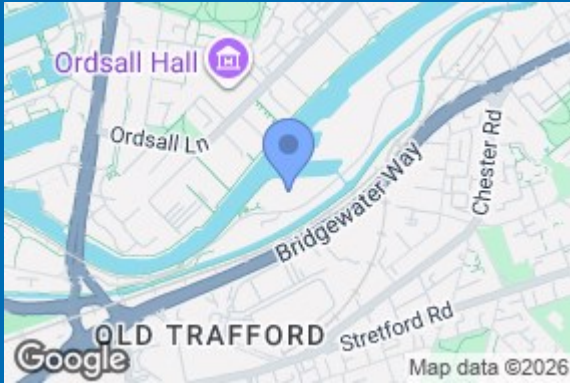
Situated in the vibrant Pomona Island area, this apartment is well-connected to the heart of Manchester, providing easy access to a variety of shops, restaurants, and cultural attractions. Currently let for £1,030 per calendar month, this property presents an excellent investment opportunity for those looking to enter the rental market.

In summary, this apartment at Pomona Strand is not just a home; it is a lifestyle choice that combines modern living with the convenience of city life. Whether you are looking to invest or seeking a new place to call home, this property is certainly worth considering.

- ONE BEDROOM APARTMENT
- 380 SQ FT
- OPEN PLAN LIVING & DINING ROOM
- MODERN TILED BATHROOM WITH SHOWER OVER BATH
- RESIDENTS' GYM
- 1ST FLOOR
- MANCHESTER WATERS DEVELOPMENT
- FITTED KITCHEN
- CONCIERGE
- POMONA ISLAND LOCATION







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C		80	80
(5-6) D			
(3-4) E			
(1-2) F			
(1-2) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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