



# 909, Block B, Manchester Waters

Pomona Strand | Manchester | M16 0YF

**Asking Price £220,000**

The  
**GOOD  
ESTATE**  
AGENCY

# 909, Block B,

Pomona Strand | Old Trafford

Manchester | M16 0YF

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2 BED, 2 BATH APARTMENT WITH PARKING. Welcome to this splendid two-bedroom, two-bathroom apartment situated on the ninth floor of the newly completed Manchester Waters development in Old Trafford. Spanning an impressive 785 square feet, this modern residence offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and investors alike.

As you enter the apartment, you are greeted by a bright and airy reception room that provides a welcoming space for relaxation and entertainment. The well-designed layout ensures that both bedrooms are generously sized, offering ample storage and privacy. The two bathrooms are tastefully appointed, catering to the needs of residents and guests alike.

One of the standout features of this property is the allocated parking space, a rare find in such a central location. The apartment is situated on Pomona Island, which boasts excellent transport links, allowing for easy access to the inner ring road and the vibrant Manchester city centre, just a short distance away.

Currently available for £1,375 per month, this property presents a gross yield of 7.5%, making it an attractive investment opportunity. Whether you are looking to make this your new home or seeking a lucrative rental property, this apartment at Manchester Waters is sure to impress. Don't miss the chance to experience modern living in one of Manchester's most sought-after developments.

- TWO BEDROOM APARTMENT
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- 9TH FLOOR
- BALCONY
- RIVERSIDE LOCATION
- BATHROOM & EN SUITE
- PARKING
- RESIDENTS' GYM AND CINEMA ROOM
- CURRENTLY LET FOR £1,375PCM UNTIL 28/9/26, ACHIEVING A RENTAL YIELD OF 7.3%
- POMONA ISLAND, OLD TRAFFORD





This breath-taking development is at the heart of the regeneration of Pomona Island, with a design that perfectly captures the trend of modern waterfront living. It is an example of some of the most sophisticated architecture in Manchester, with outdoor landscaped communal areas, bike storage and a residents' on-site gymnasium. The regeneration will breathe new life into the former dockland, whilst celebrating its heritage.

This 9th floor apartment comprises of an entrance hall, storage cupboard, master bedroom with en suite shower room, a second guest bedroom, a house bathroom with shower over bath, spacious open plan living & dining room with balcony through to fitted kitchen and balcony. The property also benefits from intercom, lift access and on-site security.

Located on Pomona Island, close to the inner ring road and only a short distance to Manchester city centre. The Pomona Metrolink tram stop is only a short walk away, offering quick and easy access to the Trafford Centre, Media City & Manchester city centre.

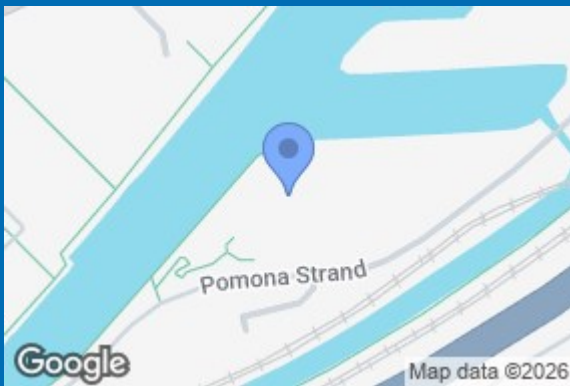
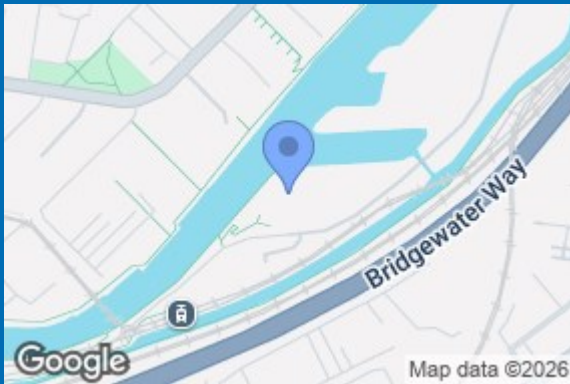
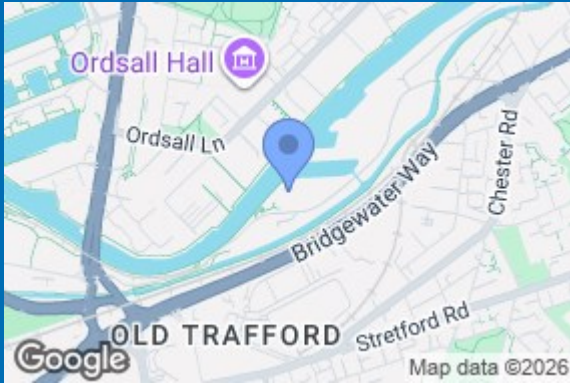
This property is currently let for £1,375pcm until 19/9/26, achieving a rental yield of 7.3%.

EPC: B - Certificate valid until 24th September 2033  
 Annual service charge: £2,774.44  
 Service charge reviewal period: TBC  
 Annual ground rent: £469.83  
 Ground rent reviewal period: TBC  
 Leasehold remaining: 240 years less 9 days commencing on 30th March 2017  
 Local Authority: Trafford  
 Council Tax Band: C

PROPERTY MISDESCRIPTIONS ACT 1991. For clarification, The Good Estate Agency hereby informs prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

While these particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither The Good Estate Agency nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.





| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (12 plus) A                                 |  |                         |           |
| (91-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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