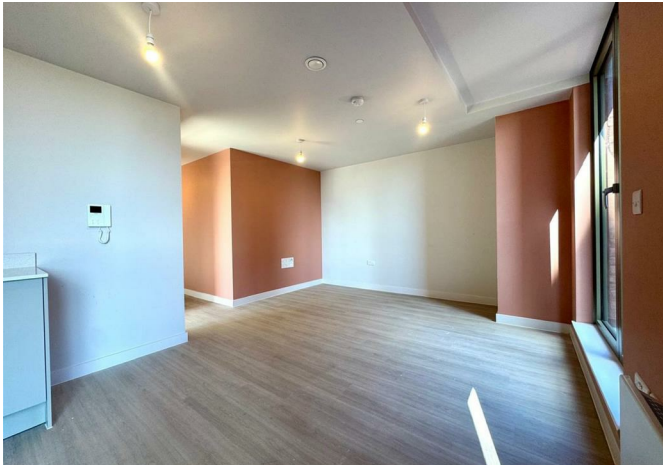




309 Trafford Gardens 4 Botanical Avenue, Manchester, M16 0NY

£1,400 Per month



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

£1,400 Per month

New to the market, this impressive and spacious two bedroom corner apartment is located on the third floor the brand new and sought after Trafford Gardens development.

The apartment comprises a long entrance hallway with ample storage leading into a large and bright open plan living room/dining area with access to a private balcony offering city views and a modern grey kitchen with integrated appliances. Also off the hallway are two carpeted double bedrooms and stylish bathroom with bath and shower.

A brand new furniture pack is on order, with contemporary decoration throughout and secure video-entry phone access. There is also a secure, allocated parking space included with this property.

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.

Description



Situation

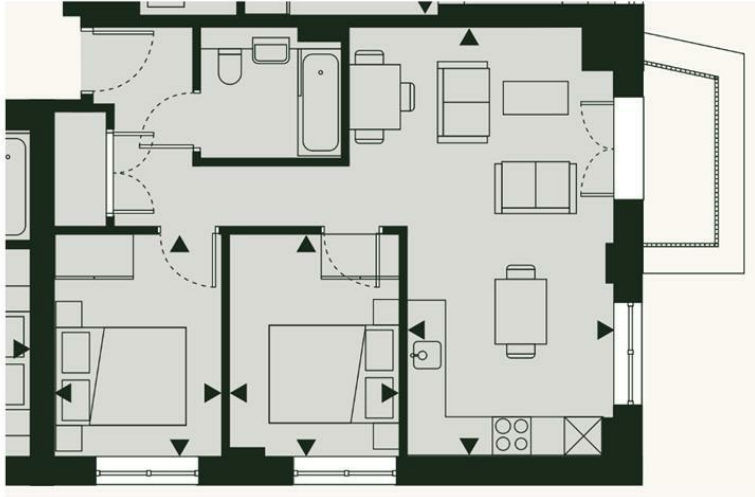


Furnished

Council Tax Band: C

Available: 30th April 2026

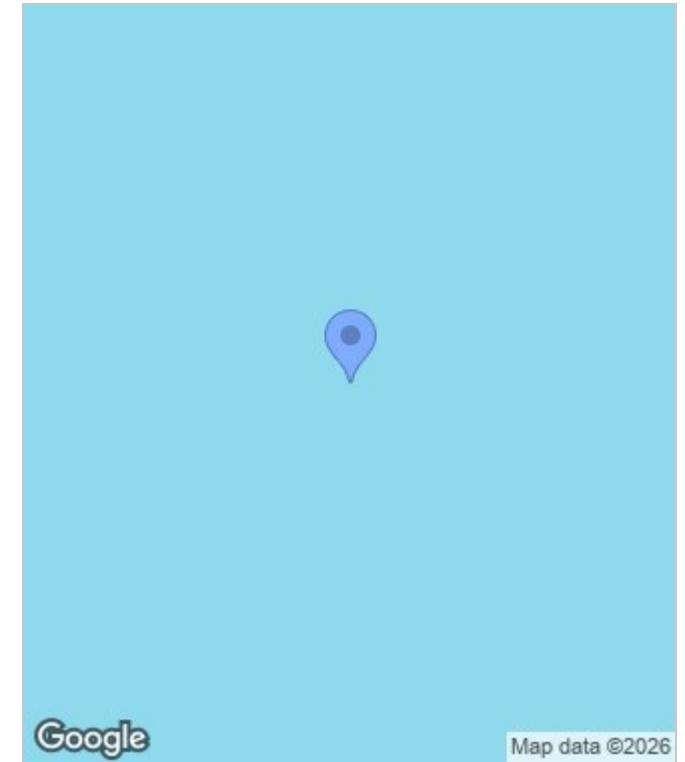
Floor Plans



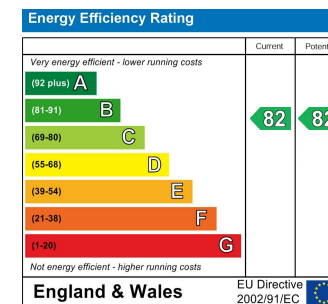
Apartment 32

Kitchen/Living/Dining	6.6 x 3.2m	21'8" x 10'6"
Bedroom 1	3.5 x 2.6m	11'6" x 8'6"
Bedroom 2	3.5 x 2.5m	11'6" x 8'2"
TIA	55.9m ²	601.3ft ²
Balcony	2.0m ²	21.5ft ²

Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.