



10310 No. 1 Old Trafford

Wharf End | Manchester | M17 1GW

£1,200

The
GOOD
ESTATE
AGENCY

10310 No. 1 Old

Wharf End |

Manchester | M17 1GW

£1,200

2 BED, 2 BATH APARTMENT. Nestled in the vibrant area of Old Trafford, Manchester, this splendid third-floor apartment at No. 1 Old Trafford offers a perfect blend of modern living and convenience. Spanning an impressive 648 square feet, the property features two well-appointed bedrooms and two contemporary bathrooms, making it an ideal choice for professionals or small families seeking a comfortable home.

The apartment boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings in. Residents will appreciate the luxury of a 24-hour concierge service, ensuring peace of mind and assistance whenever needed. The communal gardens provide a serene escape from the hustle and bustle of city life, while the residents' lounge offers a welcoming space to socialise with neighbours.

- TWO BEDROOM APARTMENT
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- 648 SQFT
- 24-HOUR CONCIERGE
- WATERSIDE DEVELOPMENT
- 3RD FLOOR
- BATHROOM & EN SUITE TO MASTER BEDROOM
- JULIET BALCONY
- RESIDENTS' AMENITIES & COMMUNAL GARDENS
- LOCATED NEXT TO OLD TRAFFORD, MEDIA CITY UK & SALFORD QUAYS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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	

68 Quay Street
 Manchester
 M3 3EJ
 0161 513 2034
 hello@thegea.co.uk
 www.thegea.co.uk