



4 Wharf End | Manchester | M17 1GW

Asking Price £170,000

The
**GOOD
ESTATE**
AGENCY

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ONE BEDROOM APARTMENT. Welcome to No. 1 Old Trafford, a splendid one-bedroom apartment located in the vibrant Salford Quays area of Manchester. This recently completed development offers a modern living experience, perfectly situated next to the iconic home of Manchester United Football Club.

Perched on the sixth floor, this spacious apartment spans 473 square feet and features an inviting entrance hall, a convenient storage cupboard, a comfortable double bedroom, and a stylish shower room. The open-plan living area is designed for both relaxation and entertaining, making it an ideal space for individuals or couples.

Residents of No. 1 Old Trafford enjoy the luxury of a 24-hour concierge service, ensuring peace of mind and convenience. The property is also set within a beautifully designed residential podium, enhancing the overall living experience. The location is truly exceptional, with Media City UK and the picturesque Salford Quays just a stone's throw away. Additionally, the apartment is only three tram stops from Manchester's bustling main street, Deansgate, providing easy access to the city's vibrant culture and amenities.

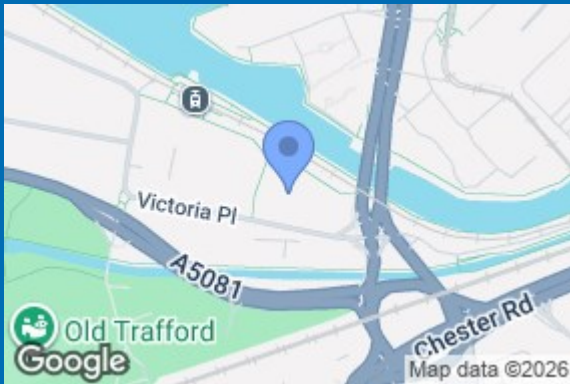
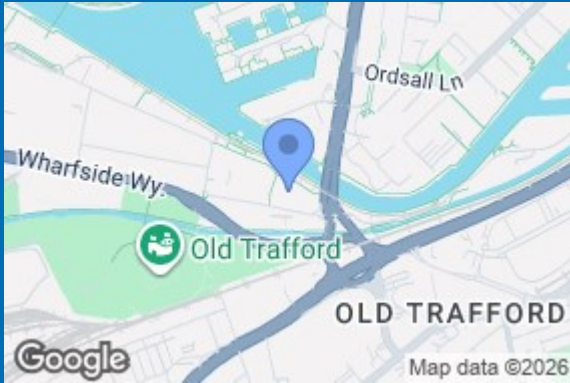
Currently, the apartment is let for £975 per calendar month on a periodic basis, yielding an impressive rental return of 6.3%. An EWS1 Form is in place, ensuring the property meets safety standards. Please note that the internal photos provided are of a similar apartment on another floor and are for reference only.

This property presents a fantastic opportunity for both first-time buyers and seasoned investors alike. Don't miss your chance to own a piece of this thriving community at No. 1 Old Trafford.

- ONE BEDROOM APARTMENT
- OPEN PLAN LIVING & DINING ROOM
- CURRENTLY LET FOR £975PCM ON A PERIODIC (ROLLING) BASIS, ACHIEVING A RENTAL YIELD OF 6.3%
- 24 HOUR CONCIERGE
- WATERSIDE DEVELOPMENT
- 6TH FLOOR
- SHOWER ROOM
- COMMUNAL GARDENS
- 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) A			
(11-11) B			
(10-10) C			
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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