



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

£1,000 Per month



## 304 Trafford Gardens 4 Botanical Avenue, Manchester, M16 0NY

**£1,000 Per month**

New to the market, this spacious brand-new one double bedroom apartment is located on the third floor of the sought after Trafford Gardens development.

The property benefits from a long entrance hallway with ample storage, leading into a large open plan living room/dining area with wooden effect flooring, far reaching city views and a stylish grey integrated kitchen. Off the living area is a spacious carpeted double bedroom and a separate luxury bathroom suite with bath and shower.

Offered on an unfurnished basis, with contemporary decoration throughout and secure video-entry phone access.

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.

\* Sorry, no allocated parking included \*

## Description



## Situation



Unfurnished

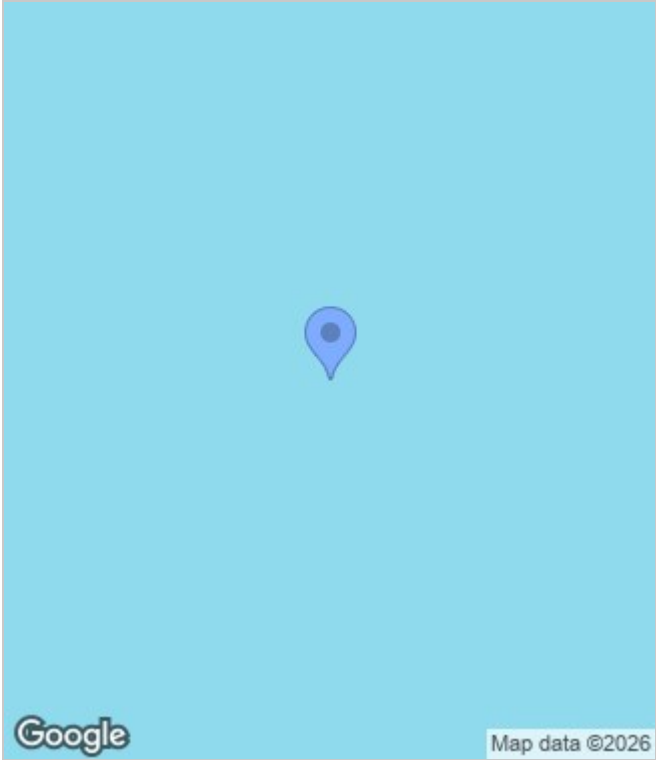
Council Tax Band: B

Available: 23rd April 2026

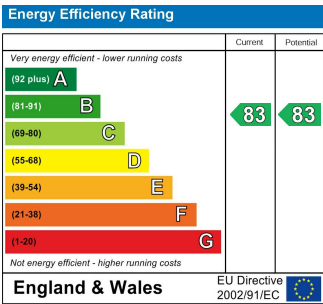
Floor Plans



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 firms employment has the authority to make or give any representation or warranty in respect of the property.