



ALEXANDER HOUSE

Talbot Road | Manchester | M16 0PJ

£975 PCM

The
**GOOD
ESTATE**
AGENCY

Talbot Road | Old Trafford
Manchester | M16 0PJ
£975 PCM

1 BED UNFURNISHED WITH PARKING. An excellent, spacious one bedroom property in the newly developed Alexander House at Old Trafford. The 4th floor apartment, totalling 484 sqft, comprises: entrance hall, storage area, large open plan living & dining room through to fitted kitchen, large double bedroom and bathroom with shower. Further benefits include, intercom & washer dryer. Located opposite Old Trafford Cricket Ground, close to White City Retail Park and the Tesco Extra, only a 2 minute walk to Trafford Bar Metrolink Station and just 3 miles from Manchester city centre.

- ONE BEDROOM APARTMENT
- 4TH FLOOR
- FITTED KITCHEN
- OPPOSITE OLD TRAFFORD CRICKET GROUND
- UNFURNISHED
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- ALLOCATED PARKING INCLUDED



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(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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