



# 10304 No. 1 Old Trafford

Wharf End | Manchester | M17 1GW

£1,225 PCM

The  
GOOD  
ESTATE  
AGENCY

# 10304 No. 1 Old

Wharf End |  
Manchester | M17 1GW  
£1,225 PCM

2 BED, FURNISHED. An excellent, spacious two bedroom apartment in No. 1 Old Trafford development next to Salford Quays, Manchester. The 3rd floor property, totalling 679 sq ft, comprises: entrance hall, storage cupboard, master bedroom with en suite shower room, second double bedroom, bathroom with shower over bath, open plan living & dining room through to fitted kitchen. Further benefits include 24 hour concierge, residential podium & reception area, communal landscaped gardens & rooftop terraces with stunning 360 degree views, private dining room, cinema room / TV lounge, co-working lounge, cycle store, electric vehicle charging points, car club & much more. Located next to the world famous home of Manchester United Football Club, Old Trafford, on the doorstep to Media City UK and Salford Quays, only three tram stops from Manchester's main street Deansgate and benefiting from a superb waterside position.

- TWO DOUBLE BEDROOMS
- FURNISHED
- BATHROOM & EN SUITE
- 24 HOUR CONCIERGE
- WATERSIDE DEVELOPMENT
- 3RD FLOOR
- OPEN PLAN LIVING & DINING ROOM
- COMMUNAL LANDSCAPED GARDENS & ROOFTOP TERRACE
- RESIDENTS AMENITIES
- 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                                   | 81      | 81                         |
| (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<br>2002/91/EC |

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