



11301

Wharf End | Manchester | M17 1HY

£250,000

The
GOOD
ESTATE
AGENCY

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2 BEDROOM, 2 BATHROOM, FURNISHED WITH PARKING. Welcome to No. 1 Old Trafford, an exceptional two-bedroom apartment situated on the 13th floor of a newly completed development, offering a splendid living experience in the heart of Manchester. Spanning an impressive 732 square feet, this apartment is designed for modern living, featuring an inviting entrance hall that leads to a spacious open-plan living area, perfect for both relaxation and entertaining.

The property boasts a well-appointed master bedroom complete with an en suite shower room, ensuring privacy and convenience. A second double bedroom provides ample space for guests or family, while the main bathroom features a shower over the bath, catering to all your needs.

- TWO DOUBLE BEDROOMS
- FURNISHED
- BATHROOM & EN SUITE
- 24 HOUR CONCIERGE
- WATERSIDE DEVELOPMENT
- 13TH FLOOR
- OPEN PLAN LIVING & DINING ROOM
- PARKING
- 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	84	84
(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

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