



Talbot Road | Old Trafford | M16 0UE

Asking Price £160,000



Talbot Road | Old Trafford | M16 0UE Asking Price £160,000

ONE BEDROOM, ONE BATHROOM OLD TRAFFORD APARTMENT. Nestled on Talbot Road in the vibrant area of Old Trafford, this modern one-bedroom apartment offers a perfect blend of comfort and convenience. Built in 2021, this new build spans an impressive 409 square feet and is designed to meet the needs of contemporary living.

Upon entering, you are greeted by a bright and spacious open-plan living and kitchen area, which is finished to a high standard. This inviting space is ideal for both relaxation and entertaining, with large windows that flood the room with natural light. The generous double bedroom provides a peaceful retreat, while the sleek bathroom suite adds a touch of luxury to your daily routine.

The property is well-maintained and boasts an EWS1 A1 rating, ensuring peace of mind for potential buyers or renters.

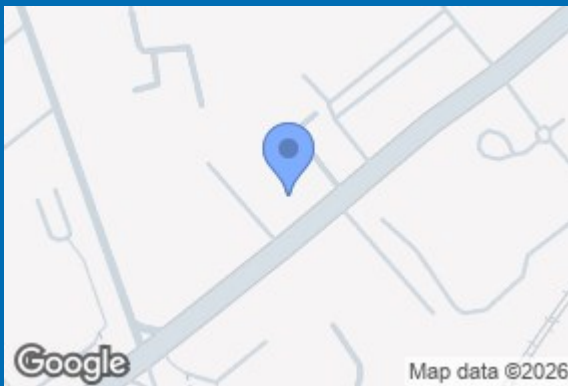
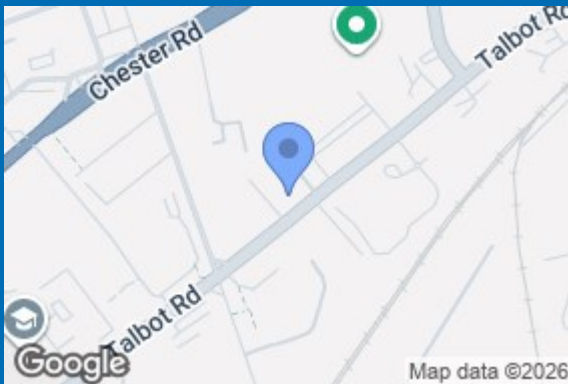
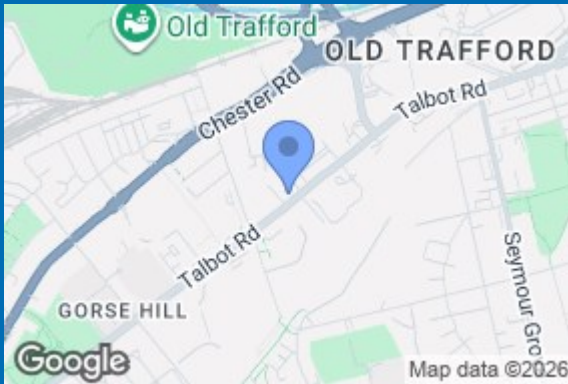
Old Trafford is renowned as one of Greater Manchester's prime investment hotspots, benefiting from ongoing regeneration and excellent infrastructure. Its close proximity to key employment hubs, universities, and leisure destinations ensures sustained rental demand and potential for long-term capital appreciation. Currently let at £925 per calendar month, this property represents a fantastic opportunity for investors looking to capitalise on the area's growth.

In summary, this stylish apartment on Talbot Road is not just a home; it is a gateway to a thriving community, making it an excellent choice for both living and investment.

- ONE BEDROOM APARTMENT
- EWS1 A1 RATING
- SPACIOUS KITCHEN
- PERFECT BUY-TO-LET OPPORTUNITY
- 409 SQFT
- EXCELLENT OLD TRAFFORD TRANSPORT LINKS
- BRIGHT AND MODERNLY FINISHED BATHROOM
- RESIDENT CARPARK
- NEW DEVELOPMENT
- CURRENTLY LET FOR £925PCM, ACHIEVING A RENTAL YIELD OF 6.4%







THIRD FLOOR

1:100 @ A3
KINETIC - TALBOT RD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C		73	73
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

68 Quay Street
Manchester
M3 3EJ
0161 513 2034
hello@thegea.co.uk
www.thegea.co.uk