

Apartment 1008, 4 Trafford Garden, Botanical Avenue, Stretford, M16 0PA
£1,600 Per month
Council Tax Band: New Build



Nestled within the sought-after Trafford Gardens development on Botanical Avenue, this beautifully presented two-bedroom apartment offers stylish modern living in a highly convenient location.

Designed with comfort and contemporary living in mind, the property features a bright and spacious open-plan living area, ideal for both relaxing evenings and entertaining guests. The modern kitchen and reception space create a welcoming atmosphere, enhanced by plenty of natural light throughout.

The apartment boasts two well-proportioned bedrooms, offering flexible space for professionals, couples, sharers or small families, alongside a sleek and modern bathroom finished to a high standard.

Residents of Trafford Gardens benefit from a vibrant yet peaceful setting, with beautifully maintained surroundings and excellent access to local amenities. A fantastic selection of shops, cafes, restaurants and green spaces are all within easy reach, while superb transport links provide convenient access into Manchester City Centre and beyond.

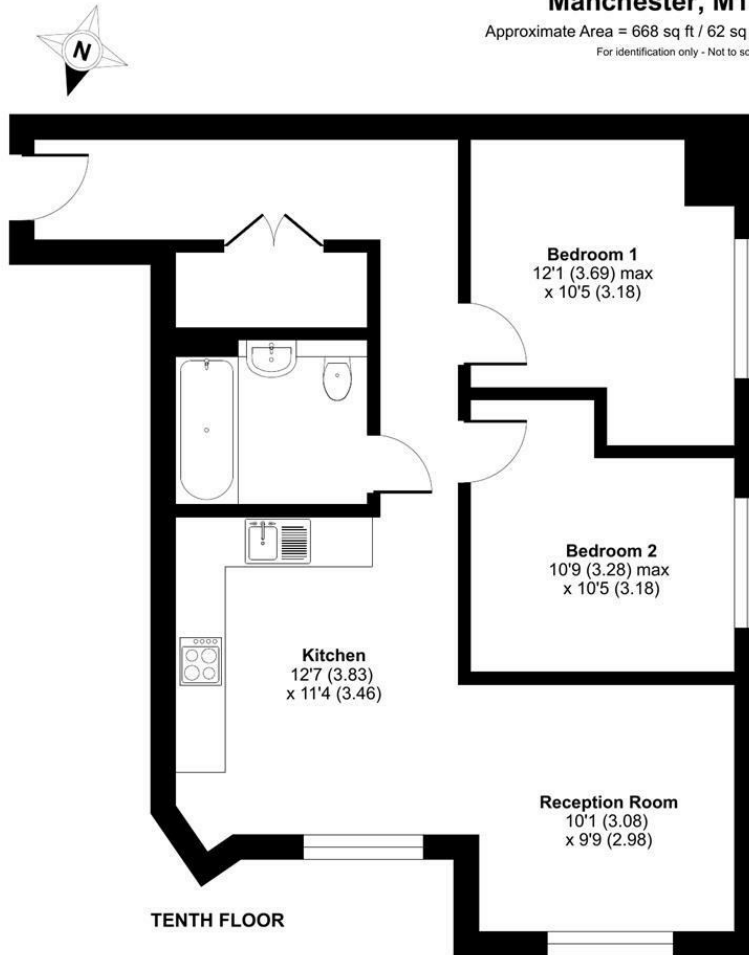
Offering the perfect blend of style, comfort and location, this apartment is ideal for tenants seeking modern living in one of Stretford's most popular developments. Early viewing is highly recommended.



13 Sherrard Street, Melton Mowbray, Leicestershire, LE13 1XH
 0333 242 3760
 Beth@houseandhomebespoke.co.uk

**Trafford Gardens, 4 Botanical Avenue, Old Trafford,
 Manchester, M16**

Approximate Area = 668 sq ft / 62 sq m
 For identification only - Not to scale



TENTH FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2026. Produced for House and Home Bespoke. REF: 1455407

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