

Apartment 1204, 4 Botanical Avenue, Stretford, M16 0PA  
£1,100 Per month  
Council Tax Band: New Build



EFFORTLESS city living starts here – a beautifully finished one-bedroom apartment in the sought-after Trafford Gardens development.

Welcome to Trafford Gardens, an exceptional new build development set within the ever-evolving and well-connected area of Stretford. This beautifully designed one-bedroom apartment offers a seamless blend of modern style, comfort, and convenience—perfect for those looking to embrace a vibrant Manchester lifestyle.

Positioned on Botanical Avenue, this 2026-built residence has been thoughtfully crafted with contemporary living in mind. At its heart is a bright and spacious open-plan living area, designed to create a natural flow between relaxing and entertaining. Clean lines, quality finishes, and an abundance of natural light combine to create a space that feels both welcoming and refined.

The bedroom provides a calm and comfortable retreat, ideal for unwinding at the end of the day, while the sleek, modern bathroom is finished with high-quality fixtures, offering a luxurious yet practical space.

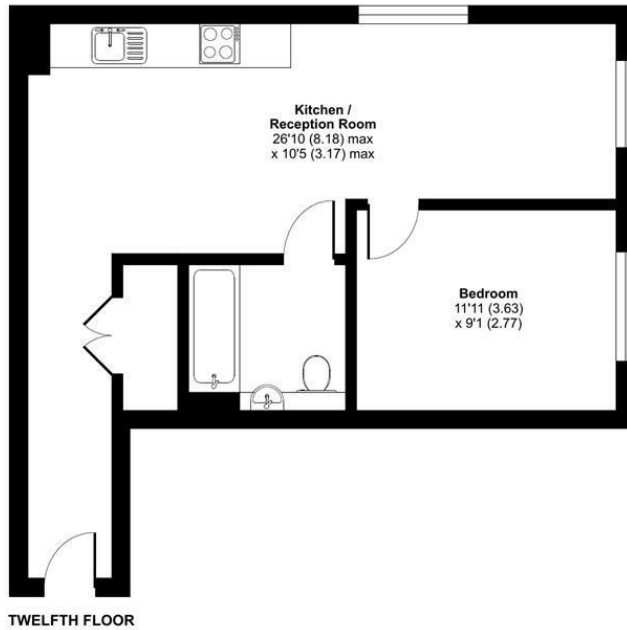


13 Sherrard Street, Melton Mowbray, Leicestershire, LE13 1XH  
 0333 242 3760  
 Beth@houseandhomebespoke.co.uk

## Botanical Avenue, Old Trafford, Manchester, M16

Approximate Area = 504 sq ft / 46.8 sq m

For identification only - Not to scale



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: 1451543

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	