



Let **UK** Home

2 Bedrooms

Flat

**Located
in Manchester**

£1,300 Per Month



padmin@letukhome.co.uk

<https://www.letukhome.co.uk/>

01615219812



Old Trafford Manchester

M16 0ZN



Let UK Home are excited to offer this stunning two bedroom apartment in X1 Manchester Waters, perfectly located in Manchester.

This property comprises a large bright open plan kitchen and living room, two double bedrooms with wardrobe (master with en-suite), a large family sized bathroom and ample storage.

Residents will benefit from concierge and security service, gym, private cinema and lifts on all floors.

There are well-regarded local primary schools within walking distance, including Eton Academy and Old Trafford Community Academy. Secondary schools nearby include Oasis Academy MediaCityUK and Stretford High School. The area also offers excellent access to higher education, with convenient links to The University of Manchester, University of Salford and Manchester Metropolitan University.

The property boasts a comprehensive and well-developed transportation network. Pomona and Cornbrook Metrolink tram stops are within walking distance, offering convenient access to Manchester city centre, MediaCityUK, the Trafford Centre and other key urban areas. It is close to local railway stations with reliable connections to major cities across the UK.

The surrounding area features supermarkets, convenience stores, Chinese and Western restaurants, pharmacies, as well as riverside walks and green spaces — offering a blend of peaceful residential living and urban convenience.

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- Fully Furnished
- 24h Security
- Cinema Room
- Concierge Service
- The Gym
- EPC Rating: B





Let **UK** Home

1/F, St James Tower 7 Charlotte
Street
Manchester
M1 4DZ

01615219812

pmadmin@letukhome.co.uk

Council Tax Band: C

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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		

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