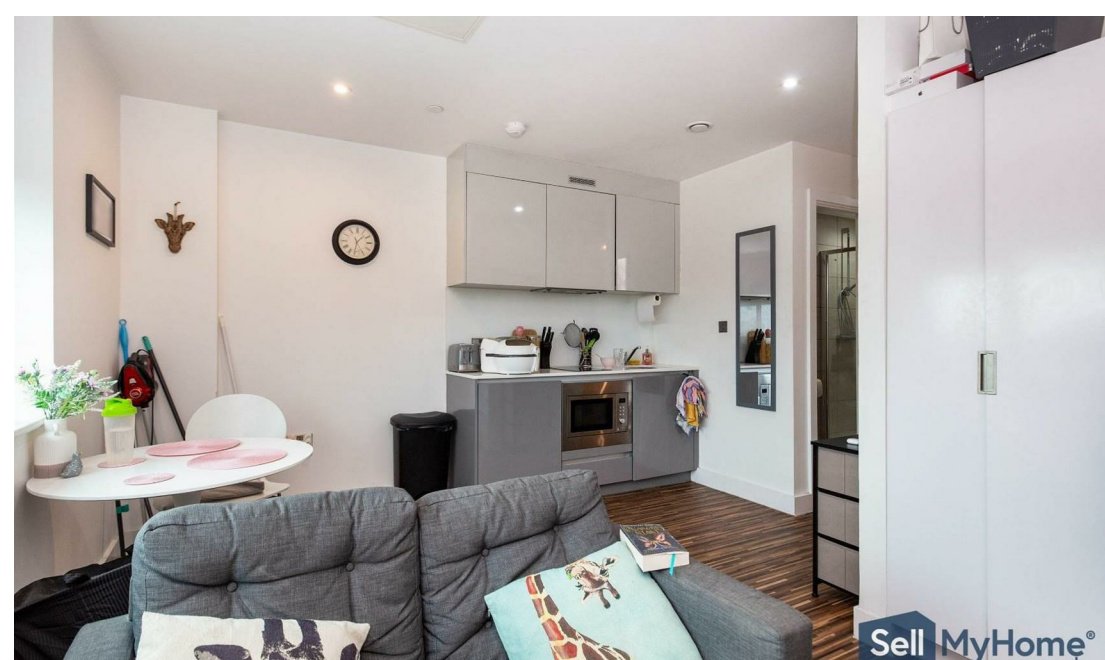




Chester Road, Old Trafford, Manchester

1  1  1  C 





Sell My Home®

- ONE BEDROOM APARTMENT
- PERFECT FOR INVESTMENT
- 24/7 CONCIERGE
- CHAIN FREE
- ON SITE GYM, COFFEE LOUNGE & CO-WORKSPACE
- LONG LEASE - 243 YEARS REMAINING

SellMyHome is delighted to introduce this charming one-bedroom apartment located on Chester Road in the desirable area of Old Trafford, Manchester.

This property boasts a cosy reception room, a comfortable bedroom, and a convenient bathroom, making it an ideal space for a savvy investor looking for a promising opportunity.

Situated in a highly sought-after location, this apartment offers not only a place to call home but also a potential investment with promising returns. Whether you are looking to step onto the property ladder or expand your investment portfolio, this one bedroom apartment presents a fantastic opportunity to do so.

Don't miss out on the chance to own a property in this vibrant area of Manchester.

Contact SellMyHome today to arrange a viewing and discover the potential that this studio apartment on Chester Road has to offer.

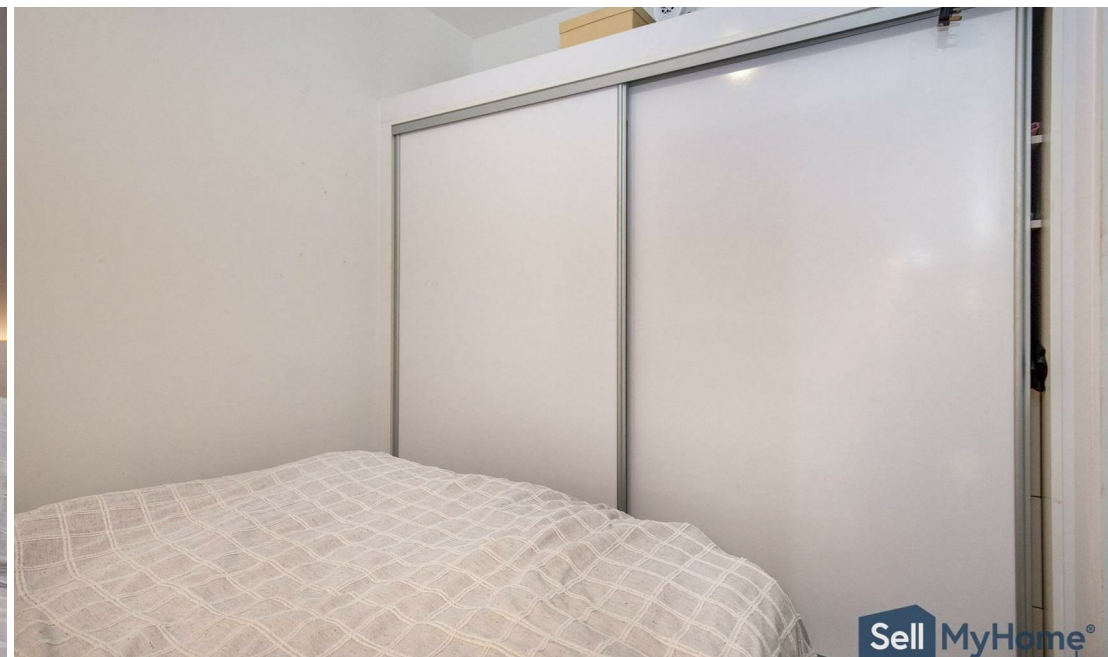
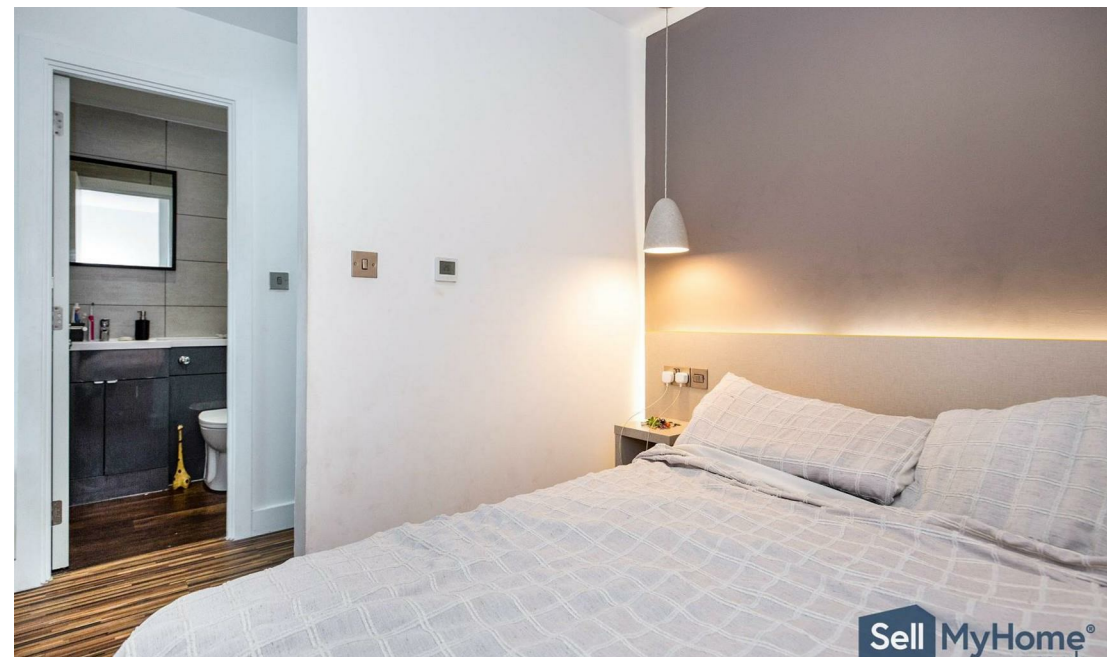
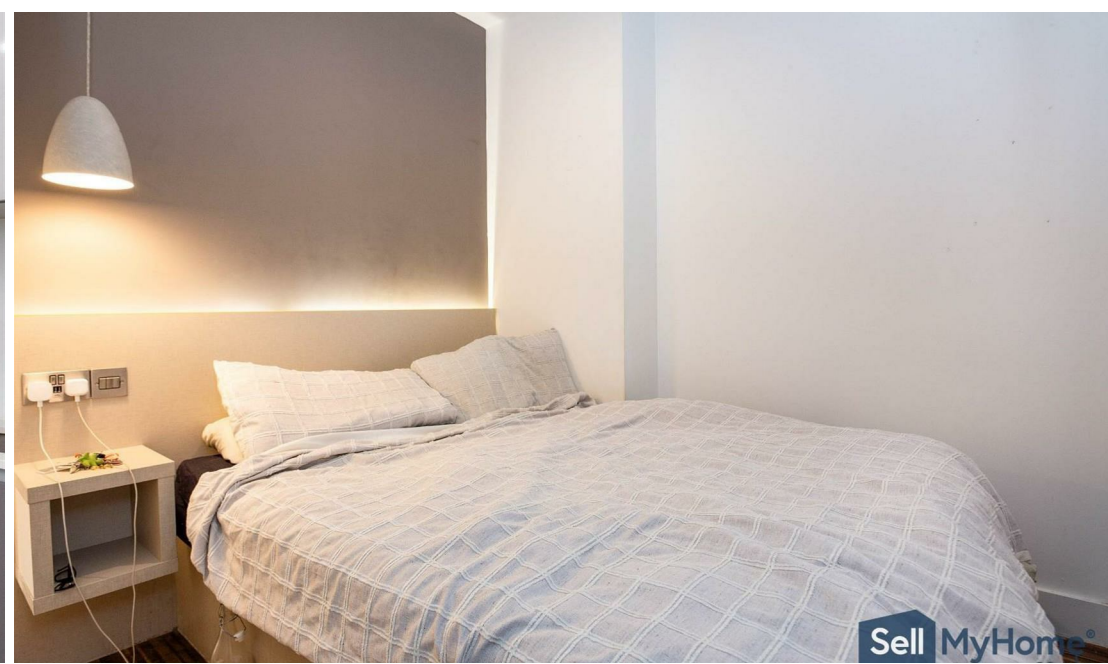
Tenure: Leasehold  
Service Charge: £732 per quarter  
Ground Rent: £250 per annum  
EPC: C

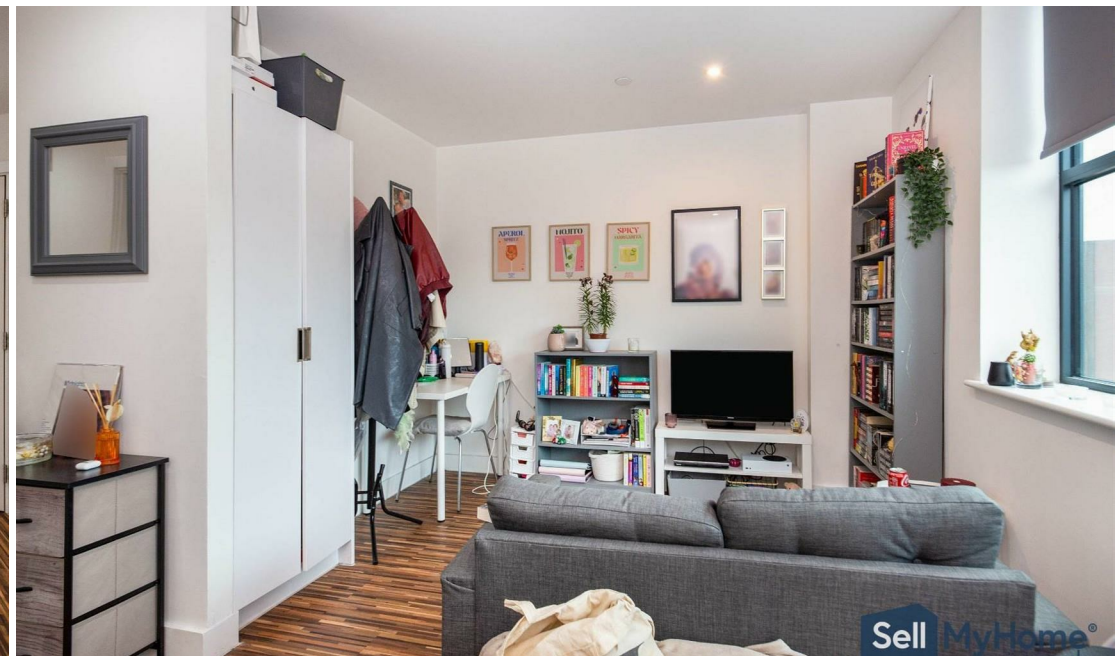
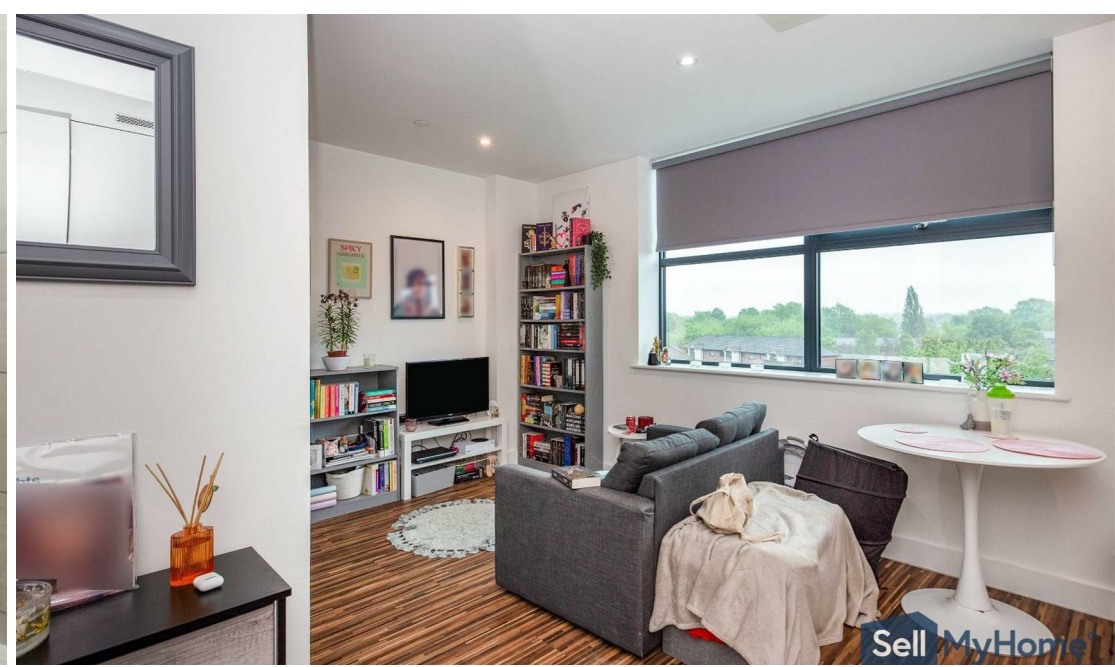
All details above are approximate and should be checked via your solicitors.

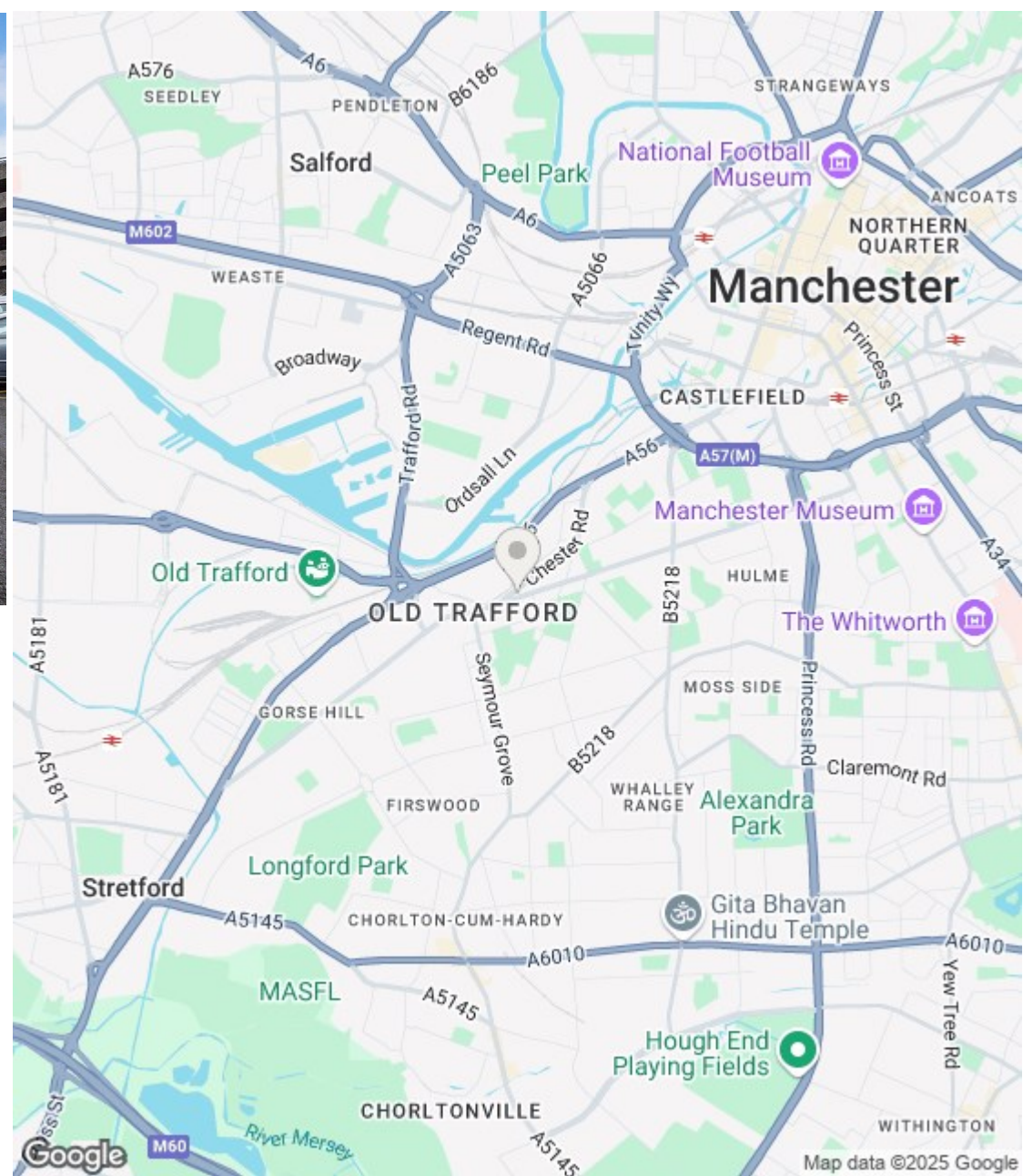


Sell My Home

Price Guide: £110,000







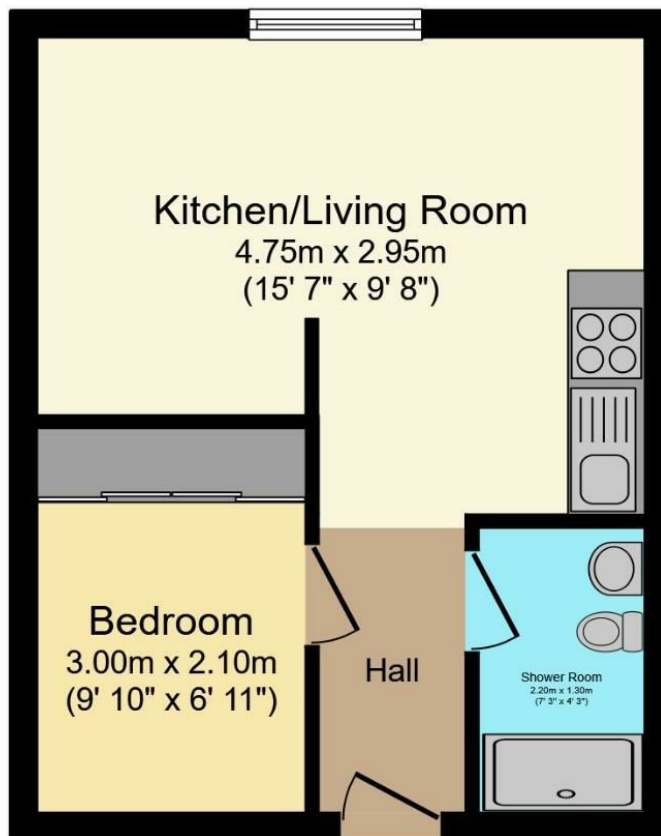
### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>80</b>               | <b>80</b> |
| (69-80) <b>C</b>                            |                         |           |
| (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 |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |





Total floor area 28.7 m<sup>2</sup> (309 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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