

## 501 West Point, Chester Road, Old Trafford, M16 9QN

**£174 Per Week**

Contemporary studio apartment in the popular Westpoint development, just minutes from the city centre. Featuring a sleek kitchen, stylish bathroom, and bright open-plan living space.

Residents enjoy access to a private gym, co-working lounge, concierge, and on-site laundry. Ideal for professionals with excellent transport links nearby.

**BILLS INCLUDED\***

Comes furnished.

Available NOW!

\*water, electric and WiFi included

- Open-plan studio
- On-site gym and co-working space
- Excellent transport links
- FREE WASHING FACILITIES
- Fully fitted modern kitchen
- Concierge service
- AVAILABLE NOW
- Stylish tiled bathroom
- Communal lounge
- **BILLS INCLUDED**

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STUDIO



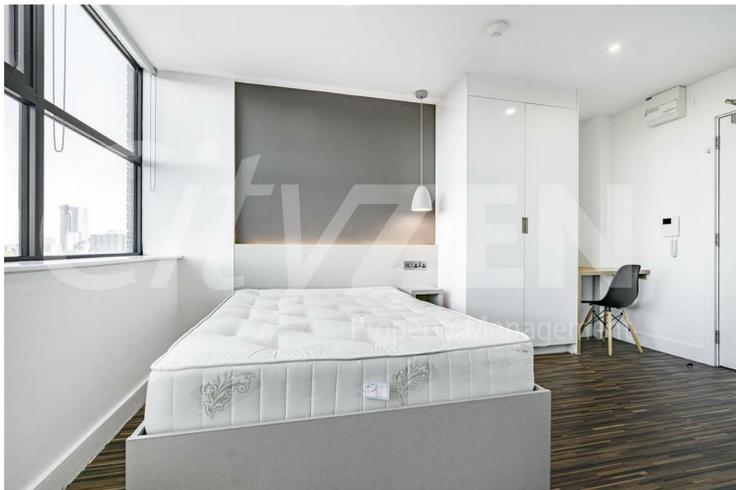
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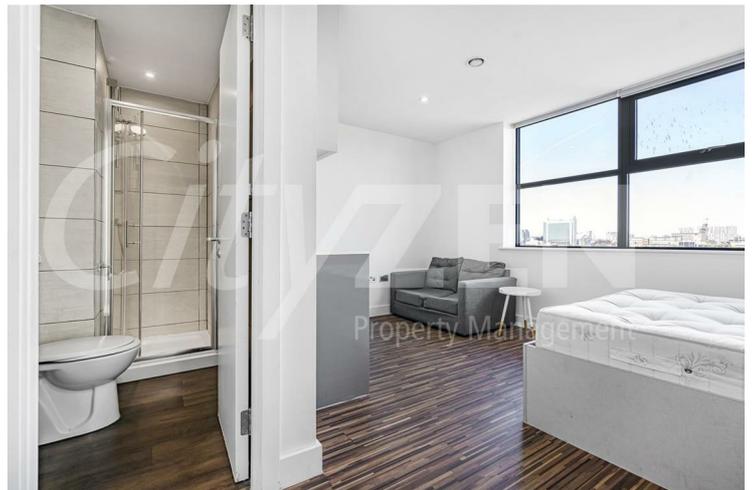
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SHOWER ROOM



WEST POINT



KITCHEN

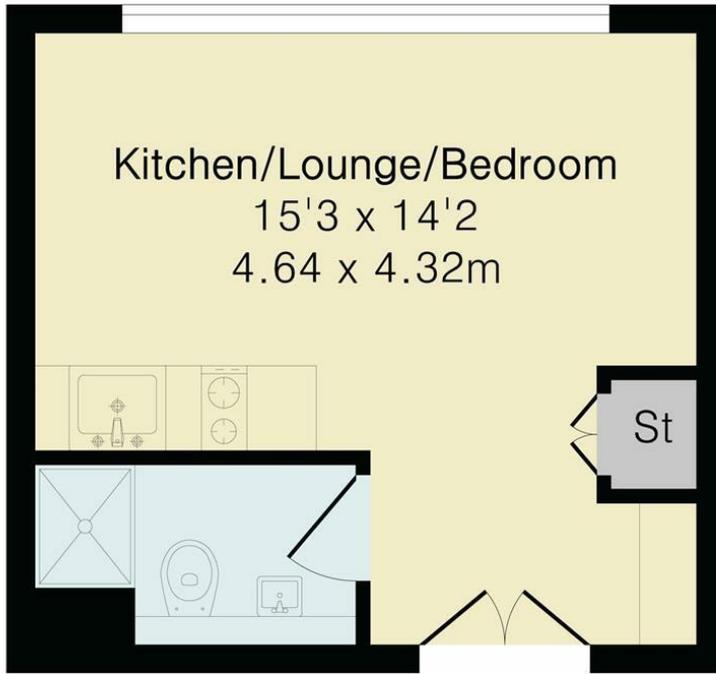


STUDIO



VIEW

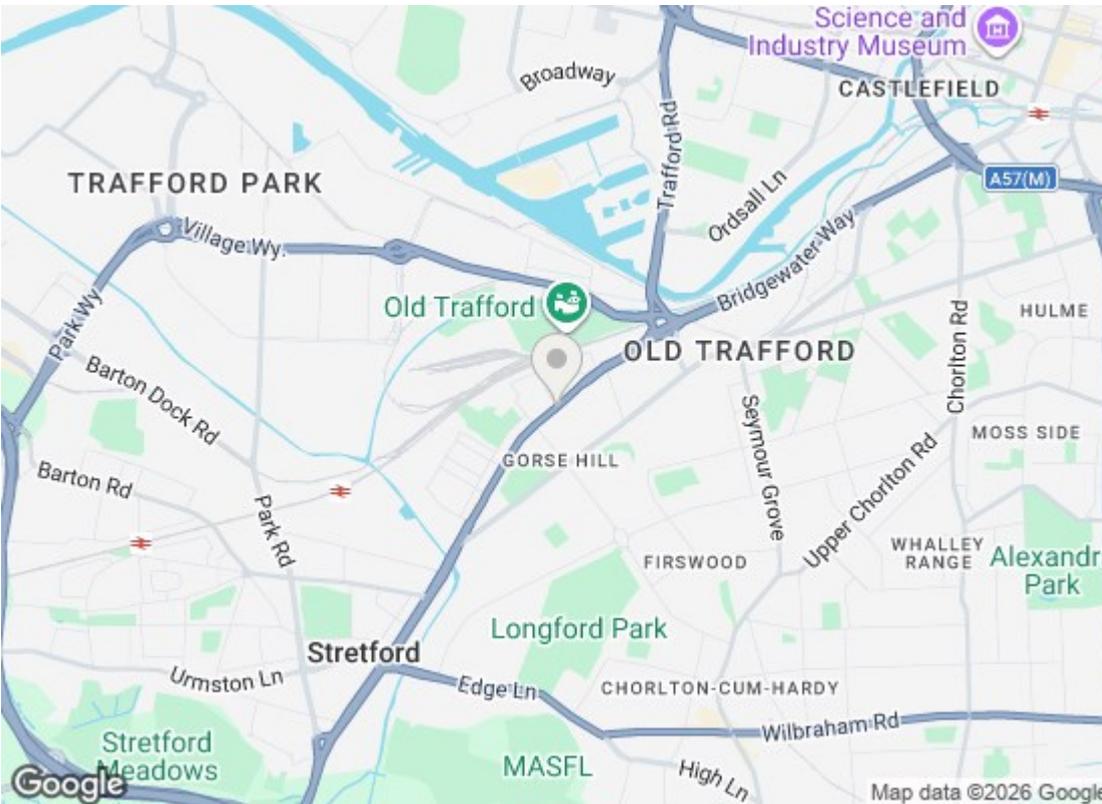
# Approximate Gross Internal Area 216 sq ft - 20 sq m



## Fourth Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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>	76	76
(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

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.