



Trafford Gardens, 4 Botanical Avenue, Stretford, M16 0NY

£242 Per Week

A 1 bedroom apartment for rent located on the 9th floor of the brand new 'Trafford Gardens' development.

Open plan living room with fitted kitchen & access to a West facing balcony, 1 bedroom and modern bathroom suite.

'Trafford Gardens' is just a few minutes from White City retail park and numerous local restaurants, plus just a short walk from Trafford Bar tram station offering easy access to central Manchester.

COMES FURNISHED.

AVAILABLE FROM NOW.

- BRAND NEW
- FURNISHED
- WHITE CITY RETAIL PARK
- WEST FACING BALCONY
- 1 BEDROOM FLAT
- FITTED KITCHEN
- TRAFFORD BAR TRAM STATION
- 9TH FLOOR
- MODERN BATHROOM
- AVAILABLE NOW

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TRAFFORD GARDENS



VIEW FROM BALCONY



COMMUNAL GARDENS



VIEW FROM BALCONY



VIEW FROM BALCONY



BEDROOM

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BEDROOM



RECEPTION



BEDROOM



RECEPTION



BEDROOM



RECEPTION

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RECEPTION



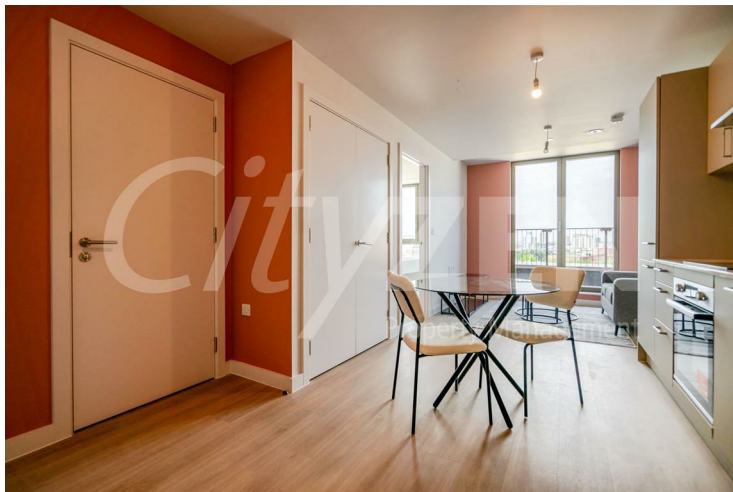
RECEPTION



KITCHEN



BATHROOM

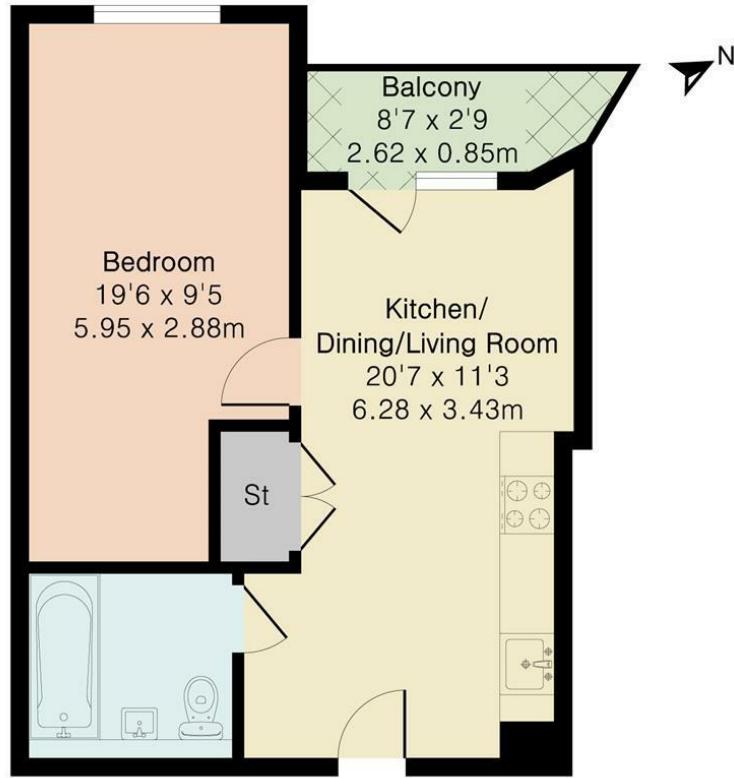


RECEPTION

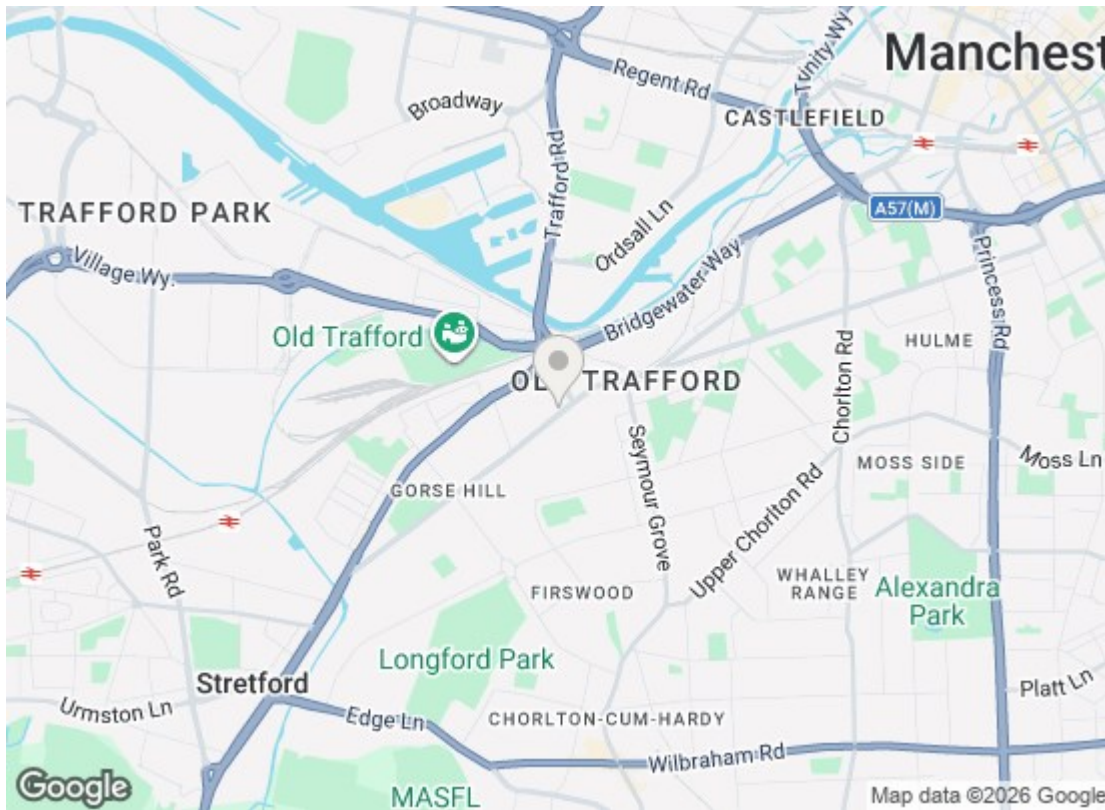


KITCHEN

Approximate Gross Internal Area 456 sq ft - 42 sq m



Ninth Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales 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.