



Apt 20705 No 1 Old Trafford, 4 Wharf End, Trafford Park, Salford Quays, M17 1HZ

Ideal Investment Opportunity. 6.52% Gross Rental Yield. Owner Occupiers Welcome.

This superb 7th floor two bedroom apartment is located close to Old Trafford football ground and Salford Quays. The building has a luxury feel to it with spacious lobby area and concierge desk. The apartment has an open entrance hall through to the living room/kitchen, the latter of which has high gloss units with built in appliances. Corner living room with triple glazing throughout. The master bedroom is larger than average with en-suite. Second double bedroom and bathroom. Rented for £1250 pcm

Price £220,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Living/Kitchen

23'2" x 10'7"

Modern fitted kitchen with integrated appliances, Dual aspect, floor to ceiling windows, spot lighting.

Master Bedroom

15'9" x 9'7"

Fitted carpets, spot lighting, electrical heater, floor to ceiling window.

Bathroom

6'10" x 5'6"

Part tiled bathroom, hand wash basin, WC, shower attachment, fitted mirror, spot lighting, heated towel rail.

Bedroom Two

11'3" x 9'0"

Fitted Carpets, Electrical heater, spot lighting, UPVC window.

En-Suite

7'2" x 4'7"

Part tiled shower room, hand wash basin, WC, walk in cubicle with shower attachment, spot lighting, extractor fan, fitted mirror

Additional Information

Service charges - £2,714.08 per annum including buildings insurance.

Ground rent - £242.50 per annum

Lease - 250 years from 17 May 2021

Council Tax Band C

EPC- B

Agents Notes

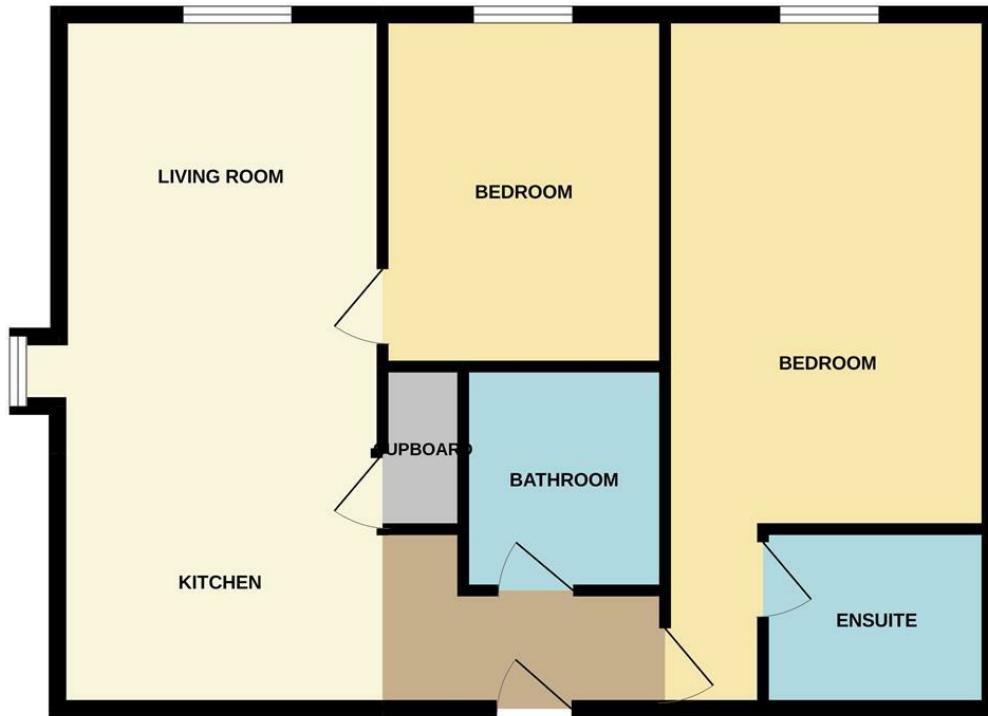
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	84	84
(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	



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2022



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate,
Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk
www.jordanfishwick.co.uk

