



LEICESTERSHIRE COUNTY COUNCIL
METAL OFFICE
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Apt 20705 No 1 Old Trafford, 4 Wharf End, Trafford Park, Salford Quays, M17 1HZ

CASH BUYERS ONLY. Ideal Investment Opportunity or First Time Buy/Owner Occupier. 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 £1075pcm

Price £240,000

Viewing arrangements

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

Entrance

Living/Kitchen

23'2" x 10'7"

Bathroom

6'10" x 5'6"

Master Bedroom

15'9" x 9'7"

En-Suite

7'2" x 4'7"

Bedroom Two

11'3" x 9'0"

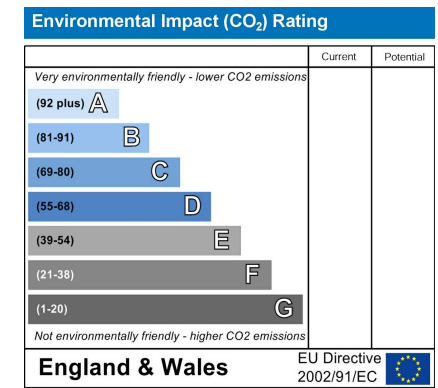
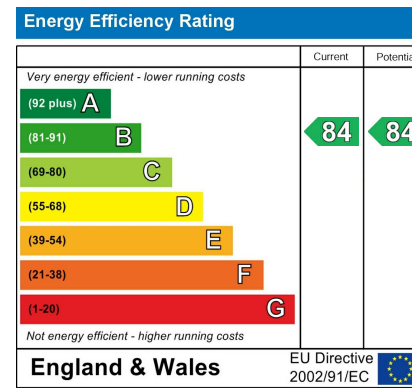
Additional Information

Service charges - £2000 per annum including buildings insurance. To be confirmed.

Ground rent - £242.50 per annum

Lease - 250 years from 17 May 2021

Council Tax Band C





GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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