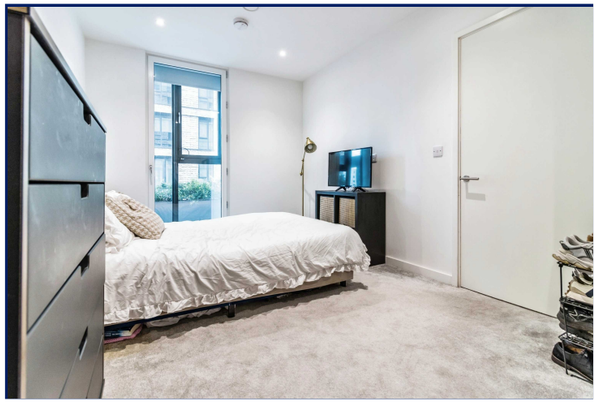
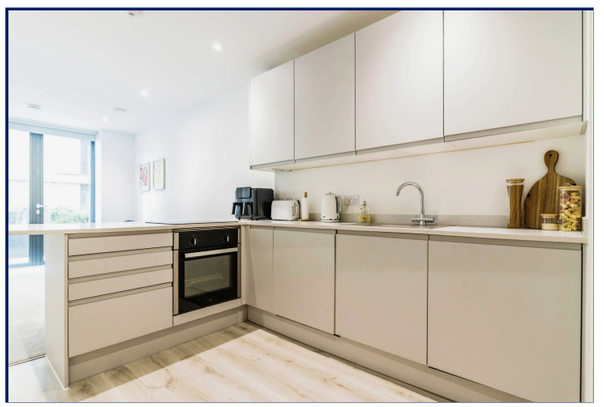


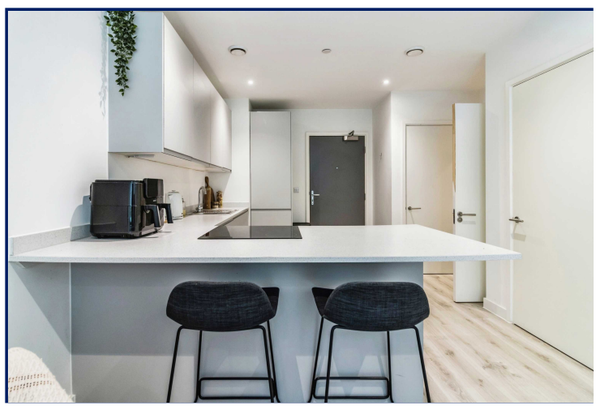


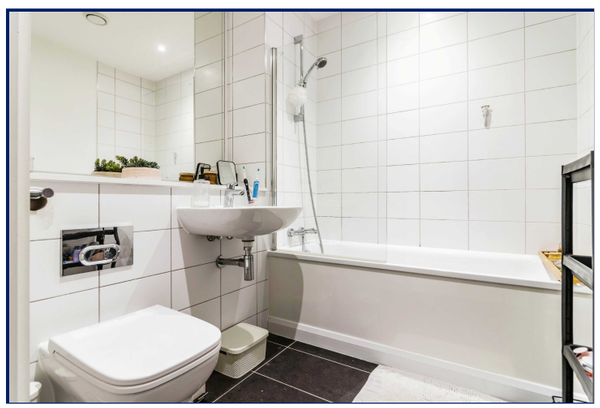












Apartment 10107, Wharf End,
Trafford Park, Manchester, M17

Asking Price: £140,000
Leasehold

Reeds Rains

reedsrains.co.uk

Apartment 10107, Wharf End, Trafford Park, Manchester, M17

Asking Price: £140,000 Leasehold

Council Tax Band: B
EPC Rating: B

A superb 1 bedroom apartment within this prestigious development situated close to Old Trafford stadium and Salford Quays/MediaCity. Nearby Metrolink stop for easy access to city centre and Trafford Centre. Offering high specification modern living with impressive communal spaces, concierge facility and podium terrace area. EPC Rating B.

FIRST FLOOR
Secure entrance at ground level into an impressive 'hotel-style' lobby area with concierge and pleasant communal spaces. The apartment can be accessed via lift or stairs.

Living Area/Kitchen
24'6" x 10'2" (7.47m x 3.1m)
Entering directly into the impressive open-plan kitchen and living area, the high-specification modern decor sets the tone immediately. The kitchen area features wood effect-flooring with a range of fitted base and wall units, sink with mixer tap and peninsula unit incorporating a breakfast bar. A full range of integral appliances are provided to include electric oven and hob, fridge/freezer, dishwasher and washer/dryer. Two cupboards, one housing the water. Beyond is the carpeted living area with electric heater and door providing direct access to the communal podium terrace area.

Bedroom
16'2" x 9'3" (4.93m x 2.82m)
Full-height window, carpeted floor, electric heater.

Bathroom
6'9" x 6'9" (2.06m x 2.06m)
Panelled bath with shower attachment, wash basin with mixer tap, WC, heated towel rail, tiled splashbacks and floor.

Tenancy Details
An assured shorthold tenancy at a rent of £950 per calendar month is in place until 27/07/25.

Leasehold/Council Tax
Lease term: 250 years from 17th May 2021.
Ground rent: £152 per annum.
Service charge: £867.24 for period 01/01/24-30/06/24, equating to an approximate annual figure of £1734.48.
Please verify lease details with your solicitor.
Council tax band B (Trafford Council).

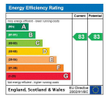
Agent's Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will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

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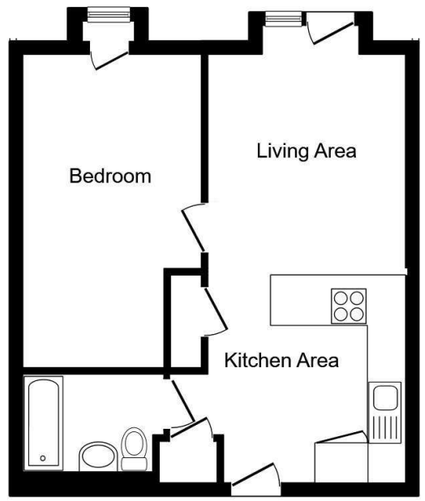
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 41.7 m² (449 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). Plan produced for Reed Rains. Powered by www.focalagent.com

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk