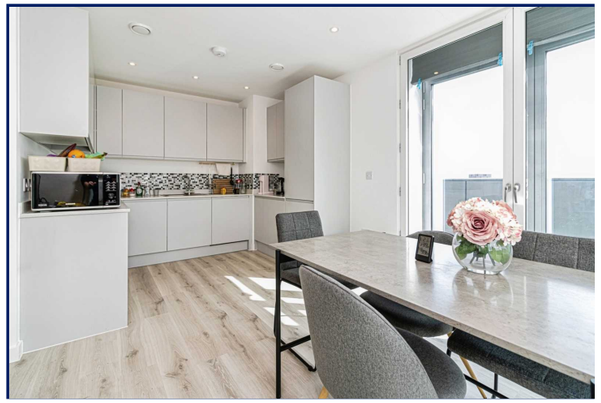
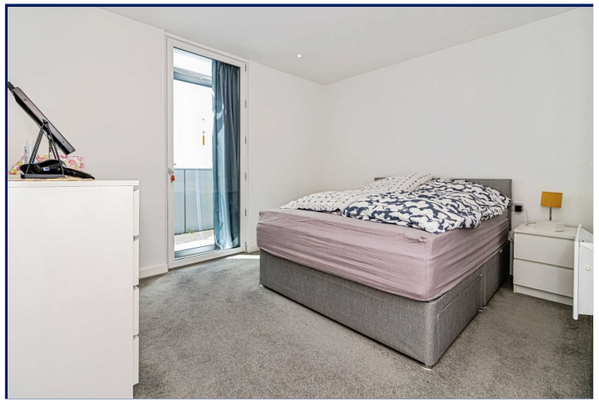
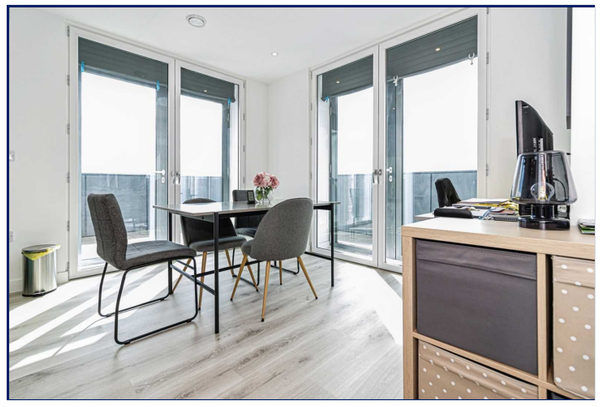


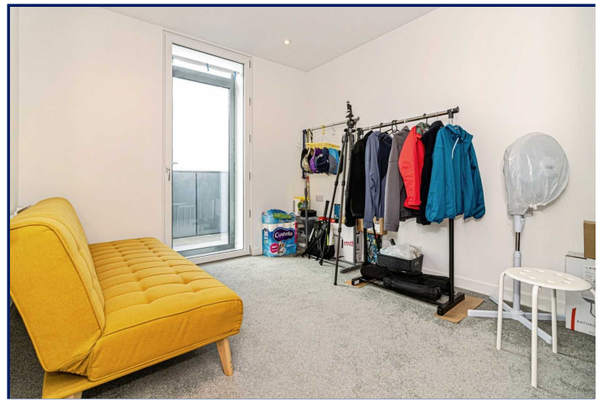














Wharf End, Trafford Park,
Manchester, M17

Asking Price: £335,000
Leasehold

Reeds Rains

reedsrains.co.uk

Wharf End, Trafford Park, Manchester, M17

Asking Price: £335,000 Leasehold

Council Tax Band: D
EPC Rating: C

A stunning 3 bedroom apartment complete with a full wraparound terrace offering outstanding views along with a secure parking space 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 C.

Location
The development is situated within easy reach of Salford Quays, a vibrant and thriving area offering a wealth of amenities that cater to both work and leisure. Home to the iconic MediaCityUK, it's a hub for digital and creative industries, with numerous offices, studios, and tech companies. The area boasts a wide selection of leisure options, from the vibrant Kargo food hall with its range of casual dining options, together with more formal restaurants and the Quayside shopping complex. For culture enthusiasts, there's the stunning Imperial War Museum North and The Lowry Theatre. Salford Quays is also home to beautiful waterfront spaces, perfect for a gentle stroll or morning run, and with excellent transport links nearby including the Metrolink, it's easy to access the city centre and beyond.

16TH 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.

Entrance Hall
A spacious hallway with wooden-style flooring and utility cupboard.

Living Area/Kitchen
22'5" (6.82) x 17'5" (5.30) (L-shaped)
Offering a spacious and flexible layout three sets of glazed doors leading out onto the terrace which provide excellent natural light and views over the surrounding area, including Old Trafford stadium. The living area is carpeted, with a feature column defining it from the kitchen/dining area with wooden-style flooring, fitted base and wall units, integral electric oven and hob with extractor hood, sink with mixer tap, integral fridge/freezer and dishwasher and tiled splashbacks.

Terrace
The large terrace wraps around the entire apartment and is superb feature of the property, enjoying stunning panoramic views over the surrounding area including Old Trafford stadium and the MediaCity waterfront.

Bedroom 1
16'2" (4.94) x 12'1" (3.69) (both max)
Glazed door onto the terrace and carpeted floor. Door to:

Ensuite
Panelled bath with shower attachment, wash basin with mixer tap, WC, tiled splashbacks and flooring, heated towel rail.

Bedroom 2
12'2" (3.72) x 9'7" (2.93) (both max)
Glazed door onto the terrace and carpeted floor.

Bedroom 3
9'4" x 9' (2.84m x 2.74m)
Glazed door onto the terrace and carpeted floor.

Bathroom
Panelled bath with shower attachment, wash basin with mixer tap, WC, tiled splashbacks and flooring, heated towel rail.

Parking
A secure allocated parking space is included in the sale.

Leasehold/Council Tax
Lease term: 250 years from 17th May 2021.
Ground rent: £369.92 per annum.
Service charge: £2092.68 for period 01/01/26-30/06/26 equating to an approximate annual figure of £4185.36.
Please verify lease details with your solicitor.
Council tax band D (Trafford Council).

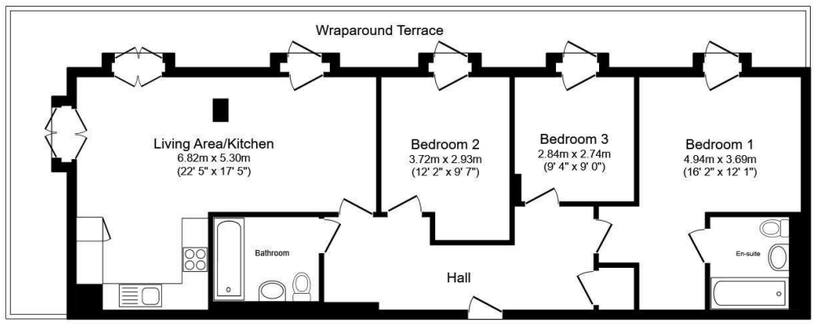
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For full EPC please contact the branch.



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All Measurements
All Measurements are Approximate.

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