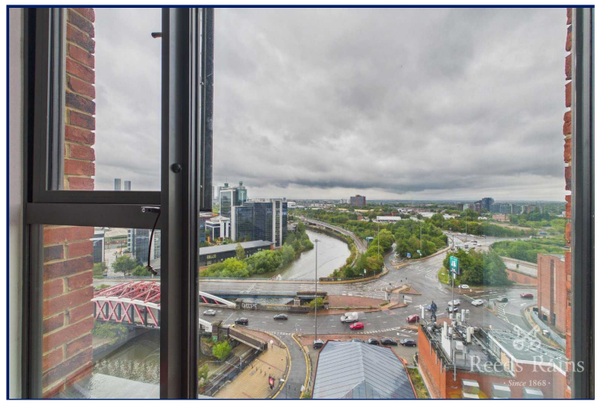
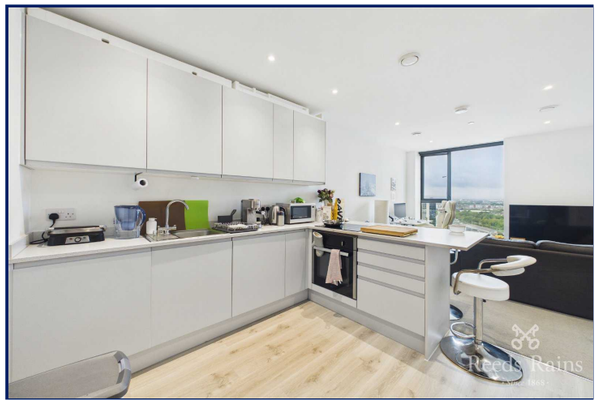


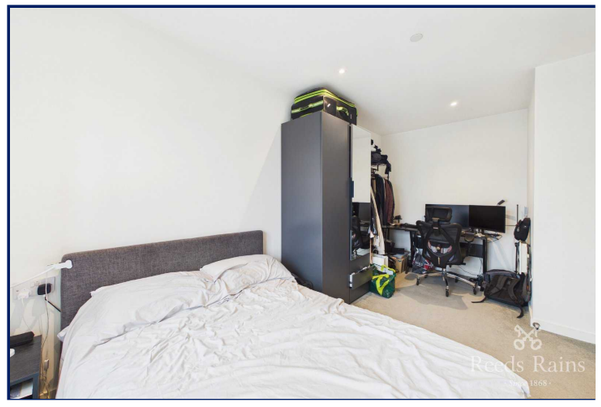


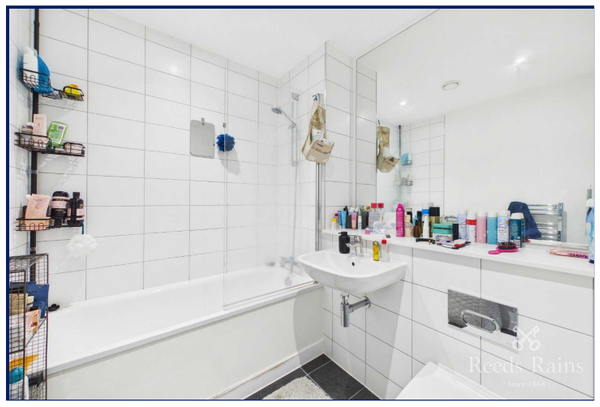












Wharf End, Trafford Park,
Manchester, M17

Asking Price: £155,000
Leasehold

Reeds Rains

reedsrains.co.uk

Wharf End, Trafford Park, Manchester, M17

Asking Price: £155,000 Leasehold

Council Tax Band: B
EPC Rating: B

A superb 1 bedroom apartment set on the 13th floor offering great views 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.

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.

13TH 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
23' x 11'2" (7m x 3.4m)
Living area with floor-to-ceiling window offering great views towards the water and carpeted floor. Kitchen area with a range of fitted base and wall units incorporating a breakfast bar, integrated electric oven and hob, sink with mixer tap, integrated fridge/freezer and dishwasher. Cupboard with plumbing for washing machine and further storage.

Bedroom
16' x 9'3" (4.88m x 2.82m)
A good-sized double bedroom with window enjoying water views and carpeted floor.

Bathroom
6'11" x 5'7" (2.1m x 1.7m)
Panelled bath with shower over, wash basin with mixer tap, WC, tiled splashbacks and flooring, heated towel rail.

Leasehold/Council Tax
Lease term: 250 years from 17th May 2021.
Ground rent: £197.13 per annum.
Service charge: £1005.94 for period 01/07/26-31/12/26 equating to an approximate annual figure of £2011.88.
Please verify lease details with your solicitor.
Council tax band B (Trafford City 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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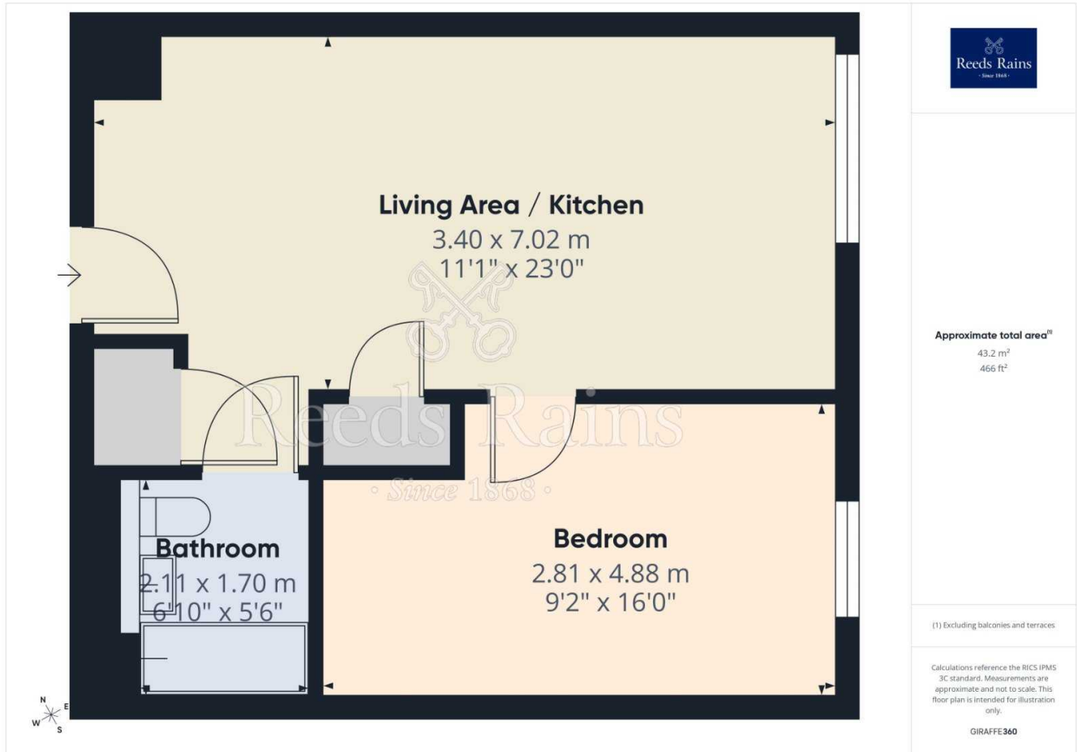
All Measurements
All Measurements are Approximate.

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.



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