

A wide-angle photograph of a modern apartment interior. The living area in the foreground features a dark grey sofa and a black coffee table on a light grey carpet. In the background, there is a kitchen with light wood cabinetry, a white countertop, and a breakfast bar with two white bar stools. A hallway leads to a bedroom with a bed and a bathroom. The ceiling has recessed lighting, and the walls are white.

**11113TW Block A, M17 1HY**

**£299500.00**

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## A Summary

This desirable 11 floor 2-bed flat is located in a residential development in Old Trafford, renowned for its contemporary facilities and convenient location. It caters to families, professionals, and students seeking a cosy and comfortable abode.

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AiiHOMES ©

Block A

£299500.00

# Story of the house

**Two Bedrooms:** The flat boasts two well-proportioned bedrooms, both with ample space for a variety of furniture and storage.

**Open-Plan Living Area:** The heart of this flat is the open-plan living area that combines the living room, dining area, and kitchen into a spacious and welcoming space.

The modern kitchen boasts state-of-the-art appliances, such as an oven/hob, refrigerator, and generous cabinet space. The modern kitchen boasts state-of-the-art appliances, such as an oven/hob, refrigerator, and generous cabinet space.

The apartment comprises two meticulously designed bathrooms, each with contemporary features, a bath or shower, and stylish tiling.

The development boasts various amenities including a cinema, meeting rooms, WIFI, a concierge service, fob entry, CCTV, secured allocated parking option, laundrette, and a juice and coffee bar.

Old Trafford is situated in Greater Manchester and is well-known for being the location of the Old Trafford Stadium, where Manchester United plays. This property offers easy access to local transport links, shops, restaurants and green spaces.

Service charge: approximately £2,000

Ground rent: £250 per year

Current Rent: £ 1,050

EPC Rating: B

Council Tax Band: C

The property is leasehold with a 250-year ownership (247 years remaining)



