



2 bed apartment to buy in M17

Wharf End, Trafford Park, Manchester,
Greater Manchester, M17 1HY

£185,000 Starting Bid

 x 2  x 2  x 1

Tenure

Leasehold

On Street parking

Property features

- ✓ Two Bedroom 11th Floor
- ✓ Close To City Centre & Media City
- ✓ Modern
- ✓ Great Location
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **B**
- ✓ Heating supply: **Electric**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **None**
- ✓ Mobile signal: **Good**

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £185000

Don't miss out on this fantastic 11th-floor apartment featuring integrated appliances in the sleek kitchen, perfect for hosting guests. The primary bedroom boasts an en-suite bathroom, with a second bedroom offering versatility as a guest room or home office. Enjoy the bright and spacious living area flooded with natural light from large windows, creating a welcoming ambiance. Situated close to Media City UK and Old Trafford, this property offers excellent transport links. Seize the opportunity to own this exceptional city apartment. Contact us today to schedule a viewing.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 245

Annual Ground Rent Amount: £238.00

Annual Service Charge Amount: £1,058.00

Price: Starting Bid £185,000

Property Type: Apartment

Parking: On Street

Year built: 2021

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Wharf End, Trafford Park, Manchester, Greater Manchester, M17 1HY

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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