

Flat 26, Warwickgate House 7 Warwick Road, Old Trafford, Trafford, M16 0RZ



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £165,000

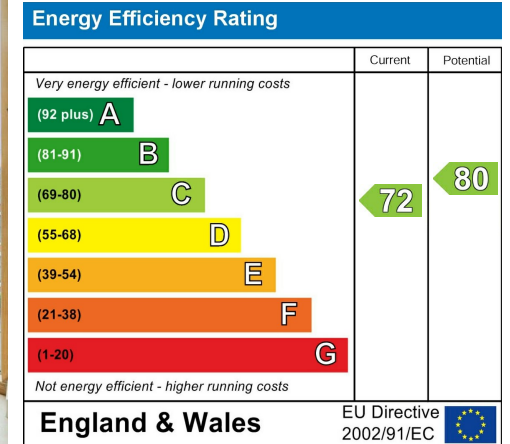
 1  1  1  C

****VIDEO TOUR AVAILABLE**** A stunning ONE BEDROOM Apartment located on the 3rd floor of this landmark development, ideally situated midway between Lancashire Cricket Club and Old Trafford Football Stadium. The well-designed accommodation comprises a welcoming entrance hallway with useful storage, leading into an impressive and generously proportioned open-plan lounge, kitchen and dining area. Floor-to-ceiling windows span one wall, flooding the space with natural light and offering views towards the front of the development. To the rear is a comfortable double bedroom, complemented by a three-piece bathroom suite. The apartment is ideally positioned close to a range of local amenities and excellent transport links, with Manchester City Centre, MediaCity and Salford Quays all approximately 3 miles away. Further features include secure gated parking, electric central heating, dedicated bike storage on each floor, convenient parcel storage on the ground floor, and an on-site maintenance manager in attendance throughout the week. With its desirable location early inspection is highly recommended to fully appreciate all that this property has to offer.



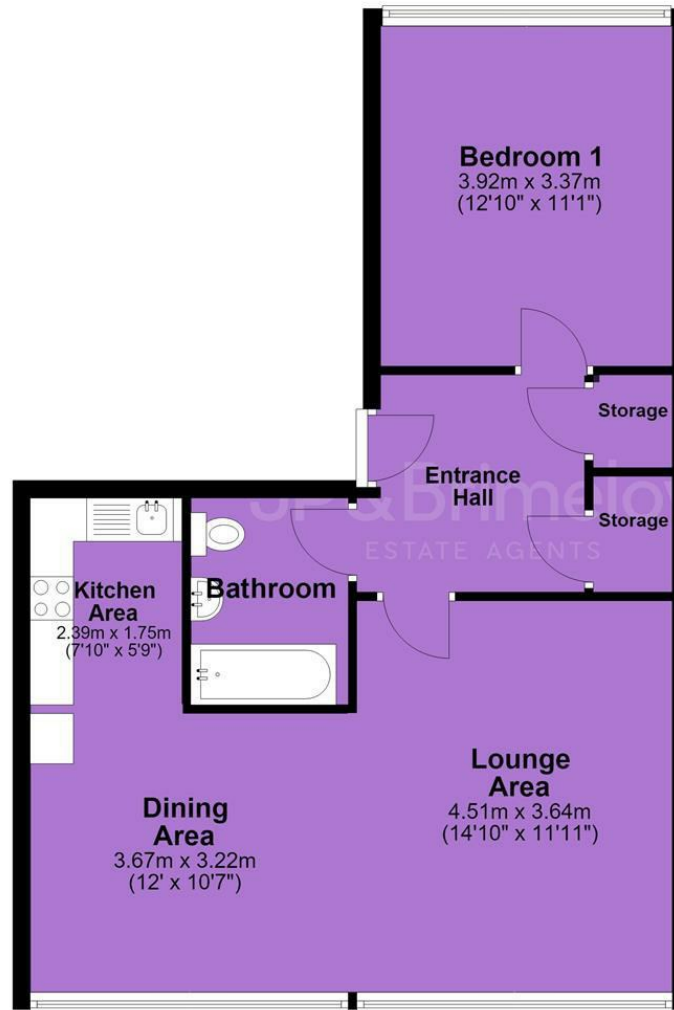


EPC Chart



Tenure: **Leasehold** Council Tax Band: **B**

Third Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233

E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

@jpandbrimelowstateagents

@jpandbrimelow