



## 2 bed apartment to buy in M16

1 Pomona Strand, Old Trafford,  
Manchester, Greater Manchester, M16  
0YD

**£155,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Stunning Two Bedroom Apartment
- ✓ Open Plan Living/Dining
- ✓ Two Double Bedrooms
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric

## Description

Tenant in situ

We are delighted to offer for sale this stunning two bedroom apartment located at the X1 Manchester Waters, Pomona Island. Pomona Island is the gateway to the city of Manchester, and this development is sure to be extremely popular with residents looking for high quality rental accommodation in a location which is close to the city centre but remains a tranquil retreat.

X1 Manchester Waters is a great long-term investment, as Manchester is one of UK's strongest regional economies and is forecast to grow faster than any other Northern city. This apartment will appeal to investors and home owners alike.

The apartment can be found on the fourth floor accessed via security card fob assisted lifts. Benefits include an open plan reception kitchen room, 2 double bedrooms, en suite to master bedroom, modern fitted 'high gloss' kitchen with breakfast bar, fully tiled modern bathroom, spacious outside balcony.

The apartment also benefits from residents gymnasium and allocated parking.

Service Charges £3,733.36 PA Collected quartely at £933.34

Ground Rent £469.83 PA

Lease Length 240 years from September 2017

Tenancy starting on 12/09/2025, this is a 12-month tenancy gaining £1350 (PCM).

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 232

Annual Ground Rent Amount: £469.00

Annual Service Charge Amount: £3,733.00

Price: Starting Bid £155,000

Property Type: Apartment

Parking: Allocated

Year built: 2020

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Restrictions: No

Required access: No

Heating: Electric

## Entrance Hall

Entrance Hall

2.55m x 1.44m

Wood strip flooring, wall mounted intercom,, built in storage cupboard.

---

## Open Plan Living/Dining

Open Plan Living/Dining

4.89m x 4.54m

Wood strip flooring, wall mounted electric radiator, double glazed patio doors leading out onto a spacious balcony with canal views, opening onto kitchen.

---

## Kitchen

Kitchen

3.76m x 3.02m

Wood strip flooring, high gloss range of wall and base units, sink and drainer with mixer taps, integrated 'Indesit' electric hob and oven with extractor hood and ceramic splashback, integrated fridge freezer, recessed spotlights to ceiling.

---

## Bedroom 1

Master Bedroom

2.98m x 2.68m

Wood strip flooring, wall mounted electric radiator, ceiling to floor double glazed window to front aspect.

---

## En-Suite Shower Room

En-Suite Shower Room

2.24m x 1.52m

Wood strip flooring, low level w/c, handwash basin, walk in double shower cubicle with power shower, chrome vertical towel warmer, recessed spotlights to ceiling, tiled to compliment.

---

## Bedroom 2

Bedroom 2

4.63m x 2.84m

Wood strip flooring, ceiling to floor double glazed window to front aspect, wall mounted electric radiator.

## Bathroom

Bathroom

2.23m x 1.98m

Wood strip flooring, low level w/c, handwash basin, panelled bath with power over shower and splash guard, chrome vertical towel warmer, recessed spotlights to ceiling, tiled to compliment.



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

1 Pomona Strand, Old Trafford, Manchester, Greater Manchester, M16 0YD

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

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

