

354 STYLISH MODERN HOMES FOR SALE

SHOW
APARTMENT
OPEN

COMPLETION
SPRING 2021



1
NO1
OLD TRAFFORD





NO.1 OLD TRAFFORD

A NEW NEIGHBOURHOOD ON THE WATERS EDGE

An iconic address and perfectly positioned within one of the UK's most thriving cities, No.1 Old Trafford is a prestigious development that will offer the utmost in leisure and lifestyle, all in one locality.

The development brings waterside living to a new level for Trafford. With stylish on-site amenities, ease of accessibility to everything personal and professional this is one of the most exciting property prospects in the ever growing and dynamic Greater Manchester area.

The apartments are arranged over two towers, set either side of a communal podium level garden. Your on-site amenities comprise of:

- Communal rooftop terraces with stunning 360° views
- Communal landscaped podium, a space to unwind
- Daytime concierge and 24 hour security
- Co-working lounge
- Entertainment space for private dining
- Cinema room / TV lounge
- Secure cycle storage
- Parking spaces available for 2 bed apartments





DELIVERY TEAM

A market leading design team have been involved since the inception and creation of No.1 Old Trafford ensuring the design and delivery of a world class residential product.



DEVELOPERS
COLE WATERHOUSE LTD

FUNDER
FORTWELL LTD

ARCHITECTS
JON MATTHEWS ARCHITECTS

**PROJECT MANAGERS
AND COST CONSULTANTS**
MACE GROUP LTD

**CIVIL AND STRUCTURAL
ENGINEERS**
RENAISSANCE ASSOCIATES LTD

PLANNING CONSULTANT
PAUL BUTLER ASSOCIATES

**MECHANICAL AND
ELECTRICAL ENGINEERS**
CROOKES WALKER
CONSULTING LTD

BUILDING CONTRACTOR
DOMIS LTD

TRANSPORT CONSULTANT
SCP TRANSPORT

FIRE CONSULTANTS
DESIGN FIRE CONSULTANTS LTD

LANDSCAPE ARCHITECT
EXTERIOR ARCHITECTURE

354 STYLISH APARTMENTS

FOR SALE

DEVELOPMENT INFO

- No.1 Old Trafford comprises 354 apartments, including six penthouses, over two towers. The two towers sit atop a shared residential podium and reception area, with direct access to a handful of exceptional shared facilities.
- The central reception area looks towards the River Irwell and is accessed from the newly pedestrianised Wharf End Road.
- Every home is accessed from the impressive central lobby area, with lift access to all apartment levels and the rooftop terrace.
- High ceilings, large format windows for plenty of natural light to flood the spacious living and sleeping areas, and a range of layouts are available to suit your preference.
- Energy efficiency, contemporary kitchens & bathrooms, secure access systems and exceptional shared facilities are just some of the features that we have paid special attention to so you can live comfortably at No.1 Old Trafford.



THE SPECIFICATION

- All rooms have a light modern décor complemented by large format windows maximising natural light
- Wood-effect laminate flooring throughout hallways and kitchen areas
- Carpets in the bedrooms with skirting throughout
- Charcoal grey porcelain tiled flooring in the bathrooms, with full height tiling to wet areas

KITCHENS AND LIVING ROOMS

- Large open-plan living and kitchen area connected by a breakfast bar
- Lunar grey matt finish kitchen units with soft close cupboards and a 22mm square edge laminate worktop
- Integrated appliances include; Larder size fridge and freezer / full size dishwasher / hob / oven
- Blanco stainless steel sink and basin unit

BATHROOM / EN-SUITE

- Three piece suites in white with Vitra toilets and sinks
- Quality ceramic tiles to bathroom floors and walls
- Full size bathroom mirrors with engineered wood countertops
- Steel enamelled bath and shower with glass shower screen
- Heated towel rails, shaver points and polished sanitaryware

UPPER FLOORS

- Exceptional communal terraces on the 14th and 17th floor of the towers with far reaching views of MediaCityUK, Salford Quays and the Manchester city skyline

YOUR AMENITY SPACE

- At reception level there is a host of residential amenities. Head down from your apartment to recharge at our coffee & juice bar
- Feeling productive? Join other residents in our trendy co-working lounge. Or book in for a night of entertainment in the private dining room followed by a group cinema session!
- On a sunny day, there's no better place to soak up the sun than in the landscaped gardens at first floor podium level.

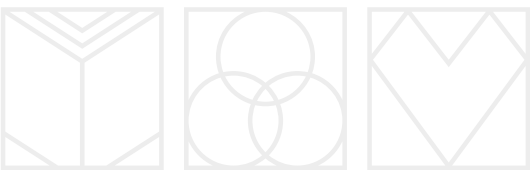
THE EXTRAS

- Large secure residents cycle store
- Car parking available to purchase for two bedroom apartments
- Enterprise Car Club 1 years membership, car club available at No.1 Old Trafford
- Electric vehicle charging points

NO.1 OLD TRAFFORD RESIDENCES

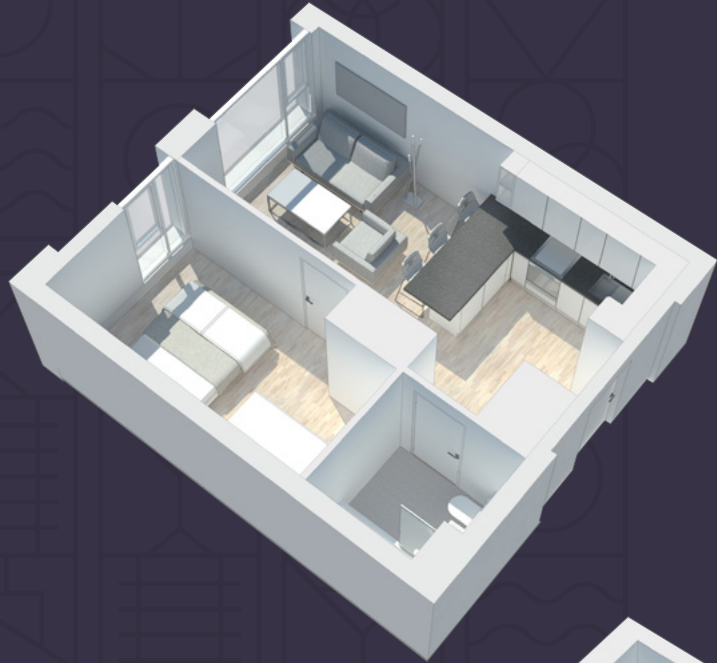


SHOW APARTMENT
OPEN & VIEWINGS
AVAILABLE



TWO BED

RANGING FROM 681-718SQ FT

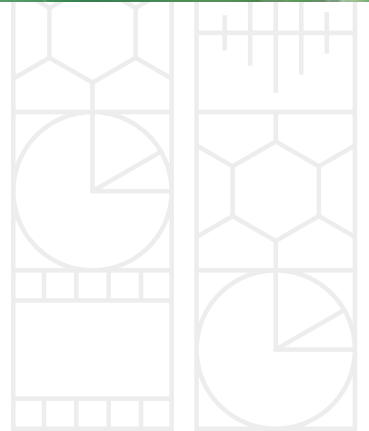


RANGING FROM 455-481SQ FT

ONE BED



SHOW APARTMENT
OPEN & VIEWINGS
AVAILABLE





CITY

No.1 Old Trafford offers an opportunity to experience the benefits of City living and waterside living. With so many things to do in the area and only a quick ride into Manchester City Centre via the new Wharfedale tram stop.



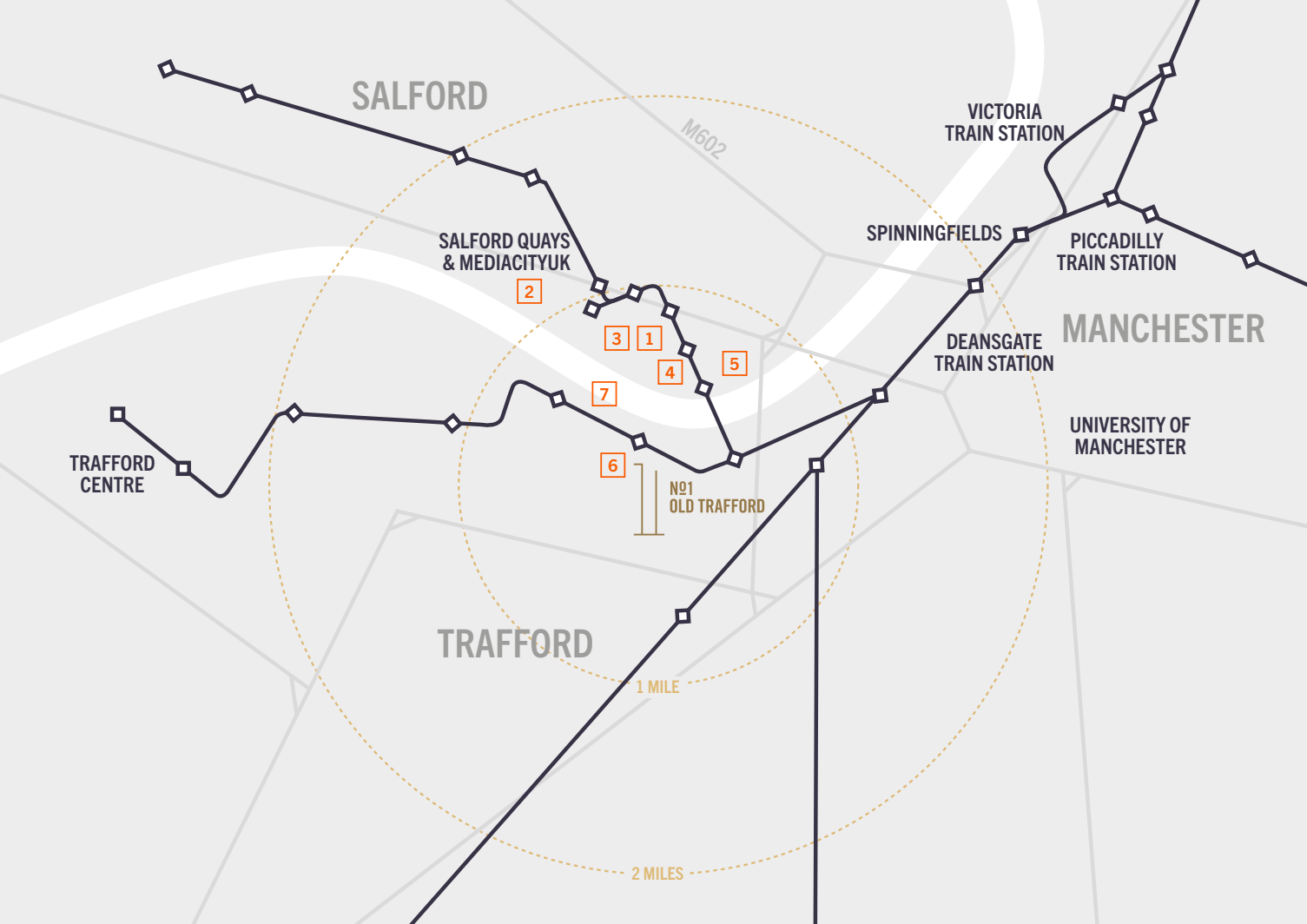
Nearby Salford Quays, MediaCityUK, the Trafford Centre, the Lowry Centre and Manchester United Football Club are readily accessible.

- Salford Quays is a unique and historic waterfront attraction offering world-class entertainment, leisure and cultural facilities
- MediaCityUK is a waterfront centre of digital industry, learning and leisure. Now home to the BBC, ITV, Bupa and the University of Salford
- The Helly Hansen sports facility is based in Salford Quays, which offers kayaking, windsurfing and wakeboarding
- The Lowry with its waterside theatre, art gallery and shopping complex
- Victoria Warehouse
- Manchester United Football Ground



WATERFRONT





NEIGHBOURHOOD



ATTRACTIONS WITHIN 1 MILE OF NO.1 OLD TRAFFORD

EATING AND DRINKING

The Lowry Outlet

- 1 Bella Italia
- Café Rouge
- Craft Brew
- Harvester Salad & Grill
- Lime
- Nando's
- Pier 8
- PizzaExpress
- The Real China

MediaCityUK

- 2 CARGO
- Catena
- Costa
- Grindsmith
- Holiday Inn
- Marco's New York Italian
- Nutri Bar
- Penelope's Deli
- Premier Inn
- Prezzo
- Social 7
- The Alchemist
- The Botanist
- The Dockyard
- Wagamama

ARTS AND CULTURE

- 3 The Lowry Theatre
- 1 Vue Cinema

FITNESS

- 4 Helly Hansen Watersports Centre
- 5 Pure Gym
- 1 Virgin Active

SHOPPING

- 1 The Lowry Outlet Including;
 - AX Paris
 - Clarks
 - GAP Outlet
 - M&S Outlet
 - Next Outlet
 - O2
 - The Body Shop
- 2 Booths

LANDMARKS

- 6 Manchester United
- 7 Imperial Museum Park

APPROXIMATE TRAVEL TIMES*

The Lowry Outlet, Media City, Manchester United and The Imperial War Museum North are easily accessible by foot, less than a 10 minute walk away.

The Trafford Centre is 15 minutes by car or bus.

Manchester City Centre is 15 minutes by car or bus or 10 minutes by tram.

*Traveling journey are approximately taken from googlemaps.com

AVAILABLE TO BUY NOW & MOVE IN SPRING 2021



GET IN TOUCH
TO VIEW THE SHOW
APARTMENT OR
FOR MORE
INFORMATION



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