



X1 Trafford Waters

Trafford Waters, a brand-new neighbourhood located in the heart of Trafford City is set to redefine urban living through one of the North's most exciting transformation masterplans

This iconic collection of one- and two-bedroom apartments offers not only stylish and comfortable living but also an outstanding investment opportunity. Situated in a thriving part of the city, X1 Trafford Waters benefits from excellent transport links, local amenities, and the bustling energy of an area undergoing rapid regeneration, making it an attractive proposition for investors eyeing growth opportunities.

Building on the success of its landmark projects at MediaCity UK, X1 continues its impressive expansion by delivering high-quality developments in strategic locations across the North West of England.

X1 Trafford Waters – Block B - Fact Sheet

Location

Plot 3 Trafford Boulevard, Trafford Park

Total Number of Units

113

Developer

X1 Development

Architect

Leach Rhodes Walker

Construction Company

Bridgestone

Car Parking Spaces

46 including 3 disabled spaces

Car Parking Price

£25,000 per space

Price Range

One Beds - £198,826 to £246,446

Two Beds - £275,176 to £324,974

Three Beds - £377,479 to £395,665

Size Range (Sq. Ft.)

One Beds – 423 sq. ft – 519 sq. ft.

Two Beds – 662 sq. ft. – 787 sq.ft.

Three Beds– 858 sq. ft. – 910 sq. ft.

Fully Furnished?

Yes, developer providing furniture pack as an incentive

Leasehold Length

250 Years

Ground Rent

Peppercorn

Service Charge

£3.26 per sq. ft.

Incentives

- 6% NET Rental assurance for 5 years
- £1,000 Legal contribution subject to exchanging within 28 days using recommended solicitor
- Free furniture pack

Management Fee

8%

Deposit Protection

No

Completion Date

Q2 2027

Long Stop

Q4 2028

Payment Plan

- £5,000 Reservation Fee
- 25% on Exchange
- 75% on Completion – minus £5,000 reservation fee

Recommended Solicitor

Panel solicitors – will be allocated when reserved

Solicitors Prices

Circa £1,200 + VAT + disbursements – depending on allocated solicitor

Developer's Solicitor

MSB

Management Company

X1 Lettings

Funder

Yes

Warranty

NHBC or equivalent

