



73 Seymour Grove | Manchester | M16 0UB

Asking Price £124,700



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* EWS1 NOT YET IN PLACE - CASH BUYERS ONLY * 1 BED APARTMENT WITH PARKING. An excellent, spacious one bedroom apartment in the Park Rise development. The 4th floor property, totalling 430 sq ft, comprises: entrance hall, storage cupboard, spacious open plan living & dining room through to fitted kitchen, double bedroom and house bathroom with shower over bath. Located only a 5 minute drive from Manchester city centre, close to Trafford Bar Metrolink and convenient for White City Retail Park and Old Trafford Football & Cricket Grounds. Currently let for £875pcm until 9/10/26, achieving a rental yield of 8.4%.

- ONE BEDROOM APARTMENT
- ALLOCATED PARKING SPACE
- 430 SQ FT
- INTERCOM
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- HOUSE BATHROOM WITH SHOWER OVER BATH
- 4TH FLOOR
- CURRENTLY LET FOR £875PCM UNTIL 9/10/26, ACHIEVING A RENTAL YIELD OF 8.4%





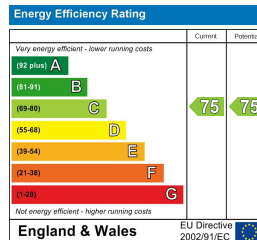
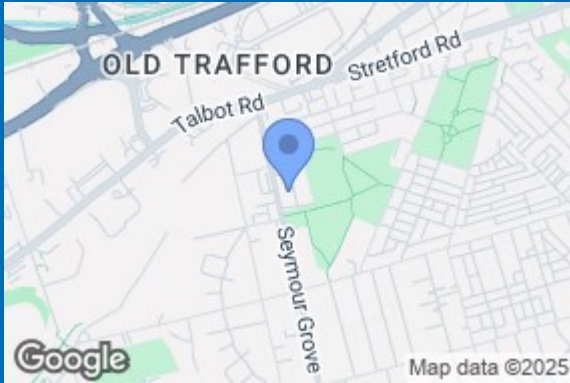
* EWS1 NOT YET IN PLACE - CASH BUYERS ONLY * 1 BED APARTMENT WITH PARKING. An excellent, spacious one bedroom apartment in the Park Rise development. The 4th floor property comprises entrance hall with storage cupboard & washing machine, a double bedroom, a house bathroom with shower over bath and open plan living & dining room through to fitted kitchen. Located only a 5 minute drive from Manchester city centre, close to Trafford Bar Metrolink and convenient for White City Retail Park and Old Trafford Football & Cricket Grounds. Currently let for £825pcm until 29/8/25, achieving a rental yield of 7.9%.

EPC: C Certification, valid until 8th November 2027
Annual service charge: £2,916
Service charge review period: TBC
Annual ground rent: £350
Ground rent review period: TBC
Annual Parking ground rent: N/A
Parking ground rent review period: TBC
Leasehold remaining: 244 Years
Local Authority: Trafford Council
Council Tax Band: A

PROPERTY MISDESCRIPTIONS ACT 1991. For clarification, The Good Estate Agency hereby informs prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

While these particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither The Good Estate Agency nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.





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