



73 Seymour Grove | Manchester | M16 0UB

Asking Price £130,000

The
**GOOD
ESTATE**
AGENCY

73 Seymour Grove | Trafford Plaza
Manchester | M16 0UB
Asking Price £130,000

*** CASH BUYERS ONLY - EWS1 NOT YET IN PLACE
*** 1 BED APARTMENT WITH PARKING. An excellent, 3rd floor one bedroom apartment in the recently refurbished Park Rise development at Trafford Plaza, Manchester. The property, totalling 429 sq ft, briefly comprises: entrance hall, storage cupboard, open plan living and 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 £775pcm until 8/10/26, achieving a rental yield of 7.2%.

- ONE DOUBLE BEDROOM
- 3RD FLOOR
- FITTED KITCHEN
- ALLOCATED PARKING
- MODERN BATHROOM
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- INTERCOM & LIFT ACCESS
- CURRENTLY LET FOR £775PCM UNTIL 8/10/26, ACHIEVING A RENTAL YIELD OF 7.2%
- CONVENIENT FOR THE CITY CENTRE CRICKET GROUND
- LOCATED CLOSE TO OLD TRAFFORD CRICKET GROUND





If you are interested in this property, please register your details by emailing the agent. Our agent will then make contact, so be sure to check your inbox or junk folder for our response.

This excellent, 3rd floor one bedroom apartment is located in the Park Rise development at Trafford Plaza, Manchester. The property comprises an entrance hall, a double bedroom, a bathroom with shower over bath, an open plan living and dining room through to fitted kitchen. Further benefits include allocated parking and intercom.

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.

Park Rise does NOT yet have its EWS1 certificate. However, there could be some high street financial institutions that could lend on this property. It would be worth going to the marketplace to hunt for the best mortgage deal.

Tenant in situ. Fixed term contract until September 2024. Monthly rental: £750. Rental Yield: 6.27%.

EPC: C. Certificate valid until 08 November 2027.

Annual service charge: £3,312.23.

Service charge review period: TBC.

Annual ground rent: £300.

Ground rent review period: TBC.

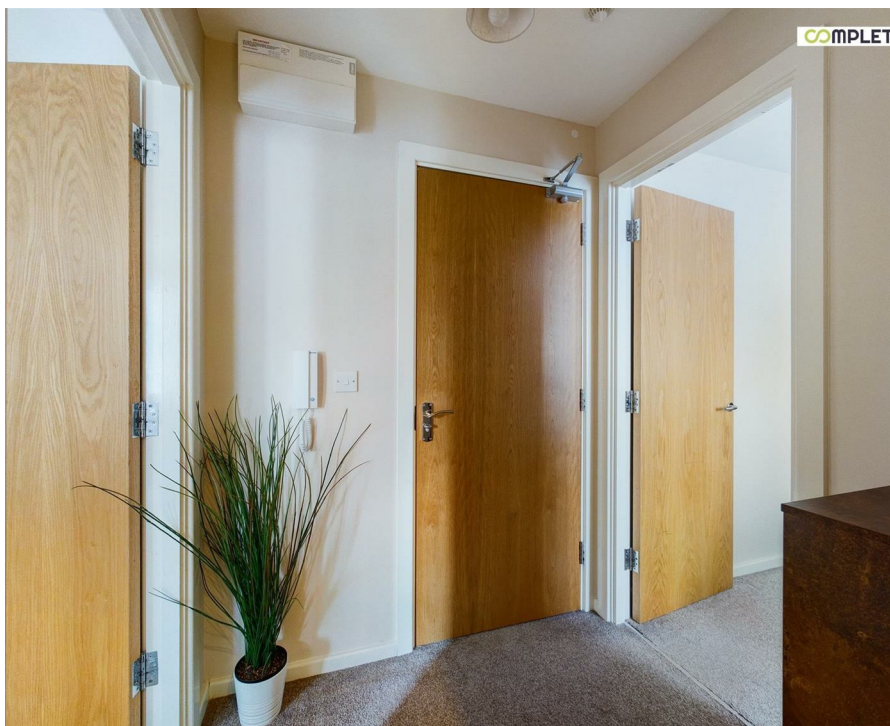
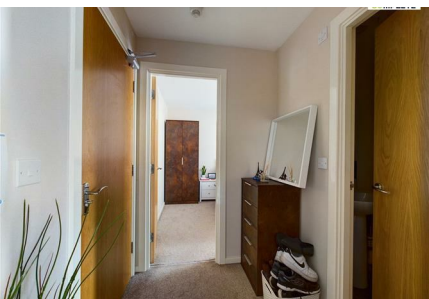
Annual Parking ground rent: £100

Parking ground rent review period: TBC.

Leasehold remaining: 245 Years

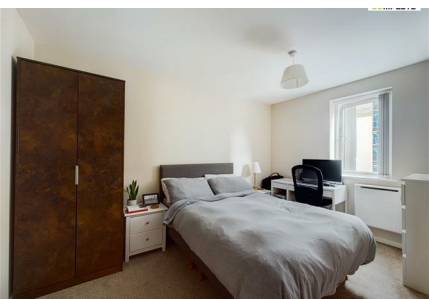
Local Authority: Trafford Council

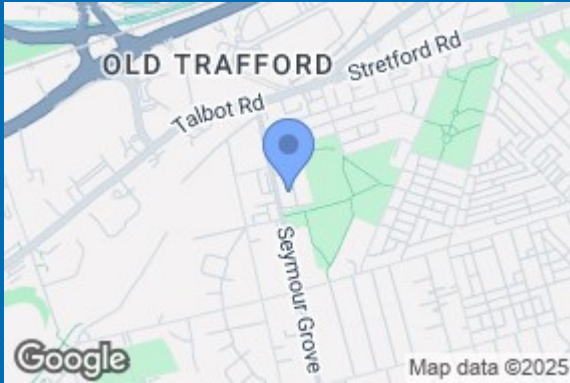
Council Tax Band: A.



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.





Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	75 75
(54-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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