



73 Seymour Grove | Manchester | M16 0UB

Asking Price £130,000

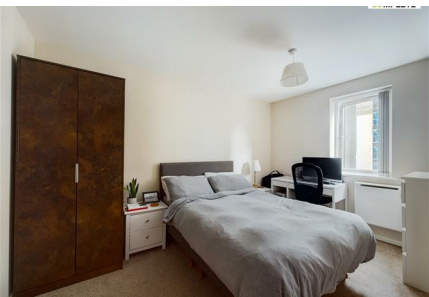


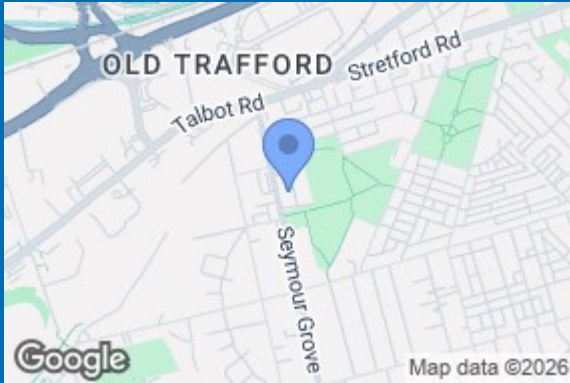
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Manchester | M16 0UB
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*** CASH BUYERS ONLY - EWS1 NOT YET IN PLACE
*** 1 BED APARTMENT WITH PARKING. An excellent, 3rd floor one bedroom apartment in the recently refurbished Park Rise development 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







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C		75	75
(55-68) 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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