



73 Seymour Grove | Manchester | M16 0UB

**Asking Price £143,500**

The  
**GOOD  
ESTATE**  
AGENCY



73 Seymour Grove | Trafford Plaza  
Manchester | M16 0UB  
Asking Price £143,500

\*\*\* CASH BUYERS ONLY - EWS1 NOT YET IN PLACE  
\*\*\* 1 BED, FURNISHED WITH PARKING. An excellent, spacious one bedroom apartment in the recently refurbished Park Rise development at Trafford Plaza, Manchester. The 6th floor property, totalling 426 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 £850pcm until 2/8/26, achieving a rental yield of 7.1%.

- ONE BEDROOM APARTMENT

- 6TH FLOOR
- 426 SQ FT

- HOUSE BATHROOM WITH SHOWER OVER BATH

- CLOSE TO TRAFFORD BAR METROLINK

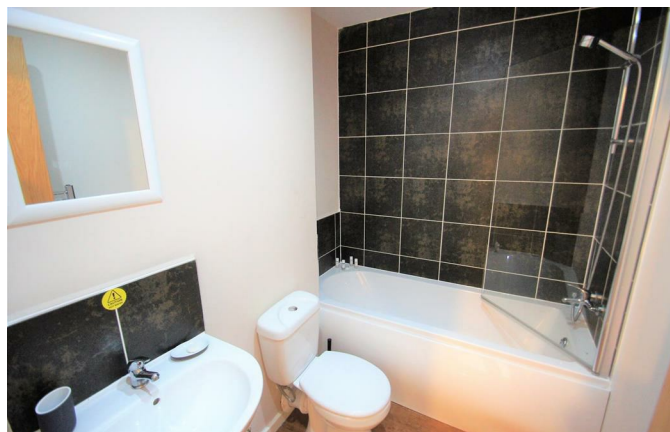
- SPACIOUS OPEN PLAN LIVING & DINING ROOM

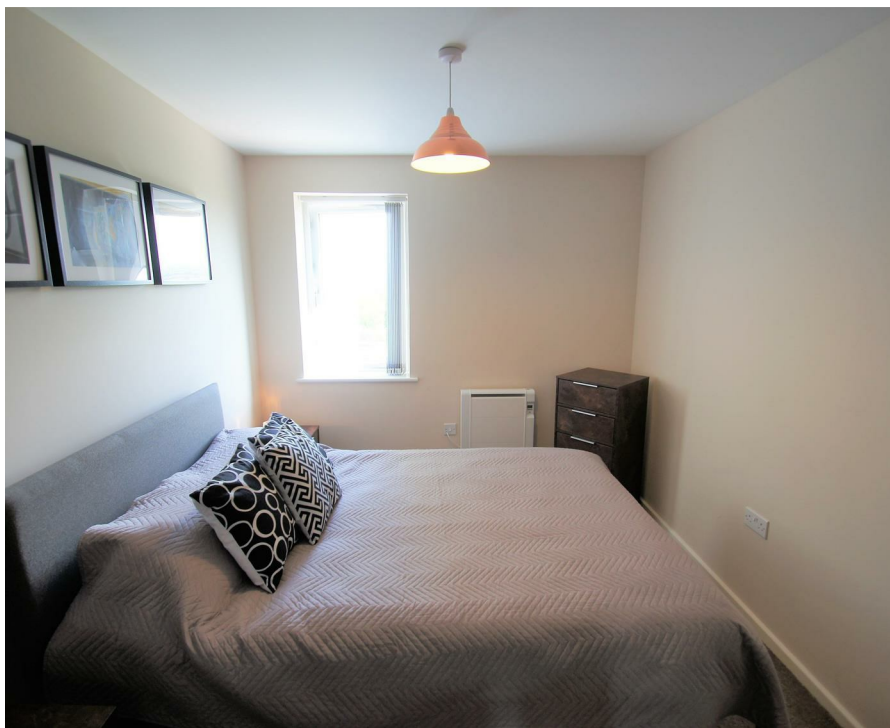
- REFURBISHED DEVELOPMENT

- FITTED KITCHEN

- CURRENTLY LET FOR £850PCM UNTIL 2/8/26, ACHIEVING A RENTAL YIELD OF 7.1%

- CONVENIENT FOR MANCHESTER CITY CENTRE

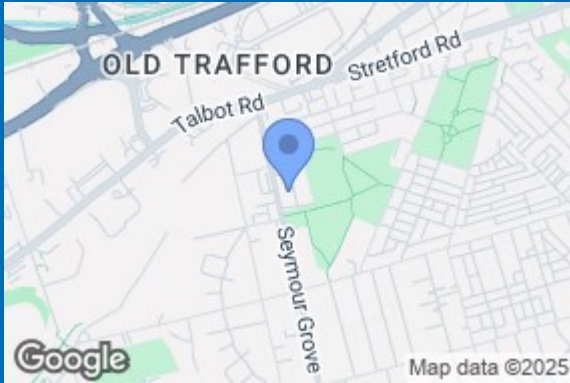




1 BED, FURNISHED WITH PARKING. An excellent, spacious one bedroom apartment in the recently refurbished Park Rise development at Trafford Plaza, Manchester. The eighth floor property, totalling 420 sq ft, comprises: entrance hall, storage cupboard with washing machine, double bedroom, house bathroom with shower over bath and open plan living and 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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