



**MISTORIA**  
ESTATE AGENTS



## Park Rise 73 Seymour Grove Manchester

**£159,950**  
Leasehold

### CASH BUYERS ONLY

We are excited to present to you this beautiful apartment for sale in Trafford,. This property is perfect for a first-time buyer or investor looking for a comfortable space with easy living.





• PARKING • 7TH FLOOR • INVESTMENT • 6.5% GROSS RETURN • MODERN APARTMENT • TENANT IN SITU UNTIL SEPT 24 • CASH BUYERS ONLY

### Full Description

#### CASH BUYER ONLY

We are excited to present to you this beautiful apartment for sale in Trafford,. This property is perfect for a first-time buyer or investor looking for a comfortable space with easy living. The apartment boasts one spacious bedroom, one immaculate bathroom, one comfortable reception room, and one dedicated parking space.

As you enter the apartment, you`ll be greeted by a welcoming atmosphere that creates a comfortable living space. The reception room`s high ceilings create a sense of space and create a light and airy feel. The decor is elegant, with neutral tones that allow natural light to flood the room, creating a warm and inviting space to spend time with family and friends. There is space for furniture to make this room more functional and add your personal touch.

The bedroom is spacious with ample space for a double bed, wardrobe, and other bedroom furniture. The large windows again allow natural light to flood in, making the room feel much bigger. The decor is neutral, complementing the natural light streaming in from the windows.

The bathroom is modern with high-quality fixtures and fittings, creating a luxurious feel to the room. The bathroom has a fitted bathtub, perfect for a relaxing soak. The room is tiled floor to ceiling in a light and neutral colour, creating a clean and fresh finish.

The property comes equipped with one dedicated parking space, adding to the secure and safe feel of the apartment

complex. Lift access is available to all floors, providing stress-free access to the property.

Trafford is a busy and thriving area, and a fantastic location to live. You will never be short of things to do here! The area is home to the famous Trafford Centre, located less than a mile from the property, providing world-class shopping, dining, and entertainment experiences. The centre houses a variety of high street and independent shops, restaurants, and cafes, catering to all tastes and preferences.

In addition to the Trafford Centre, there are many other attractions nearby. Outdoor enthusiasts can enjoy beautiful green spaces such as Sale Water Park and Longford Park, ideal for taking a stroll or cycling. For sports fans, Old Trafford Stadium, home of Manchester United Football Club, is only a short distance away.

Trafford is also well connected to other parts of Greater Manchester and beyond. The property is less than a 5-minute drive to both the M60 and M56 motorways, providing easy access to the rest of the country and Manchester Airport.


In conclusion, this apartment in Trafford is an excellent investment or home. Its modern decor, ample space, and excellent location make it a must-see property. With so much to do and see in the area, it is easy to see why Trafford has become a popular place to live. Don`t miss out on the opportunity to own this fantastic property!

Tenant in situ until September 24 generating 6.75 Yield







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	77
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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