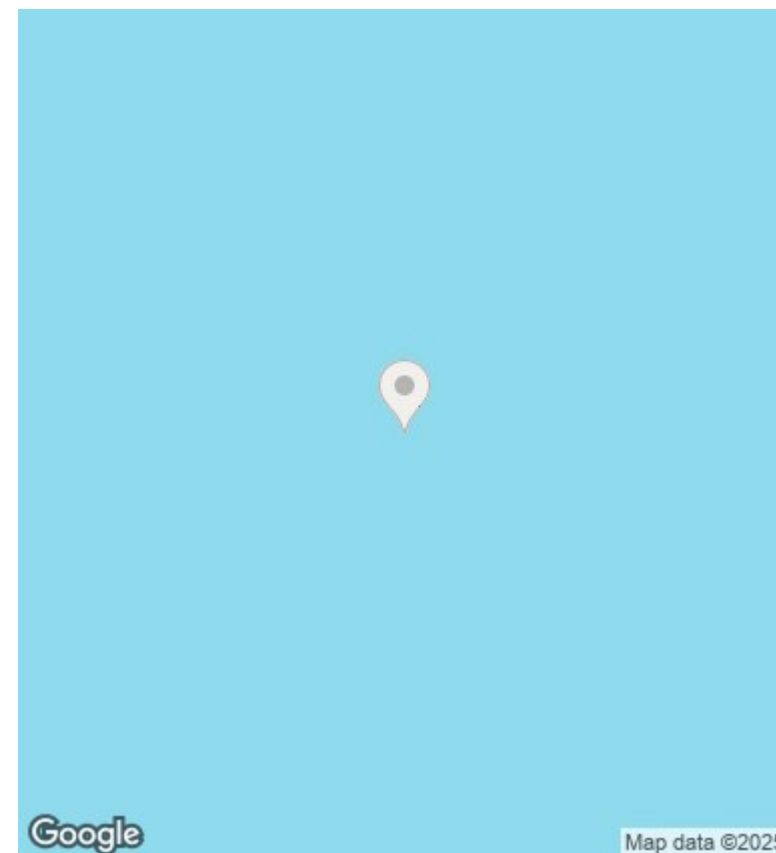




## Unit 55, Flat 410 Paragon House, 48 Seymour Grove, Manchester,

Offers Over £160,000

- Spacious One Bedroom Flat on 4th Floor
- Currently with Professional Tenant
- Walking distance to old Trafford cricket and Manchester United Stadiums
- EPC Rating C
- Main Reception area and buzzer
- Ground floor car park
- 0.2 miles to an outstanding-rated primary school.
- Modern Bath room and elegant Kitchen
- Close to Media City UK and Manchester city centre.
- 3-minute drive to university campuses



## Viewings

Viewings by arrangement only. Call 0161 804 3480 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC