



## **Paragon House, 48 Seymour Grove, Manchester, M16 0YH**

**£219 Per Week**

A LOVELY BRIGHT & MODERN ONE BEDROOM APARTMENT SET OVER 511 SQUARE FEET (47.5 SQ M) SITUATED WITHIN THIS CONVERTED BUILDING IN OLD TRAFFORD

Our apartment is well furnished, bright and spacious with an open plan reception room leading into a well presented modern and fully equipped kitchen, sliding double doors to a spacious bedroom and a very modern shower room.

This property is conveniently located for the Metrolink, motorway network and bus services and is within easy reach of Manchester City center.

COMES FURNISHED

AVAILABLE FROM NOW

- CLOSE TO MANCHESTER CITY CENTER
- 1 BEDROOM APARTMENT
- OPEN PLAN MODERN FULLY FITTED KITCHEN
- OLD TRAFFORD LOCATION
- EASY REACH OF VARIOUS TRANSPORT LINKS
- CONVERTED BUILDING
- LUXURY MODERN SHOWER ROOM
- AVAILABLE FROM NOW
- BRIGHT AND SPACIOUS LOUNGE
- WOODEN FLOORING TO LOUNGE & CARPET TO BEDROOM



## Paragon House, 48 Seymour Grove, Manchester, M16 0YH



RECEPTION



KITCHEN



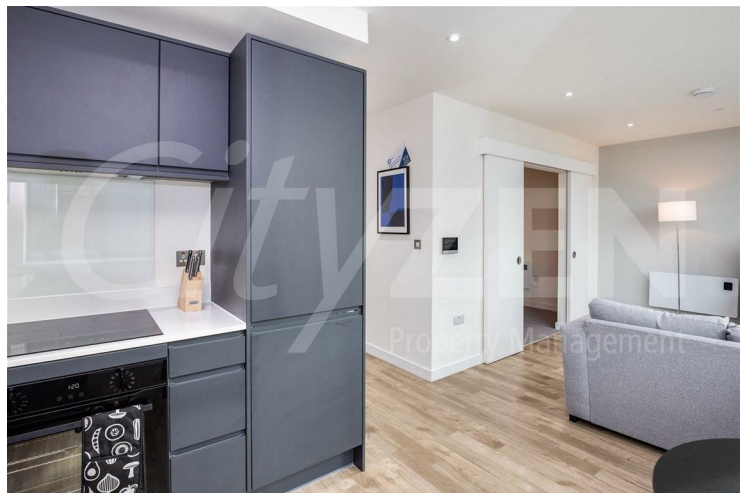
KITCHEN



RECEPTION



BEDROOM



KITCHEN



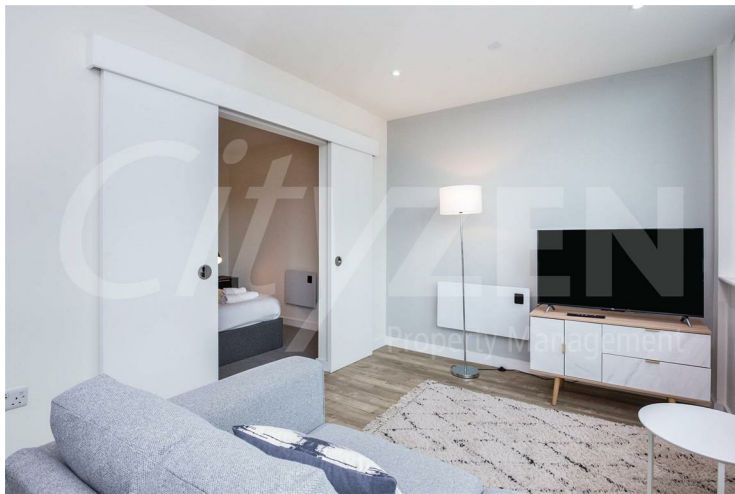
## Paragon House, 48 Seymour Grove, Manchester, M16 0YH



KITCHEN



RECEPTION



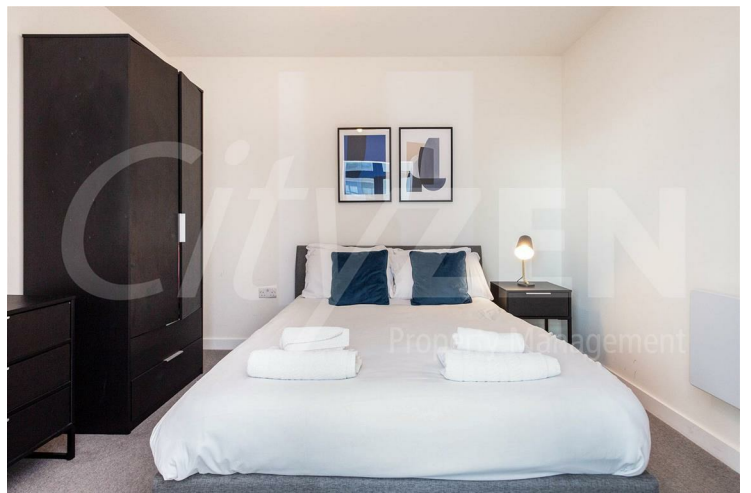
RECEPTION



RECEPTION



KITCHEN



BEDROOM



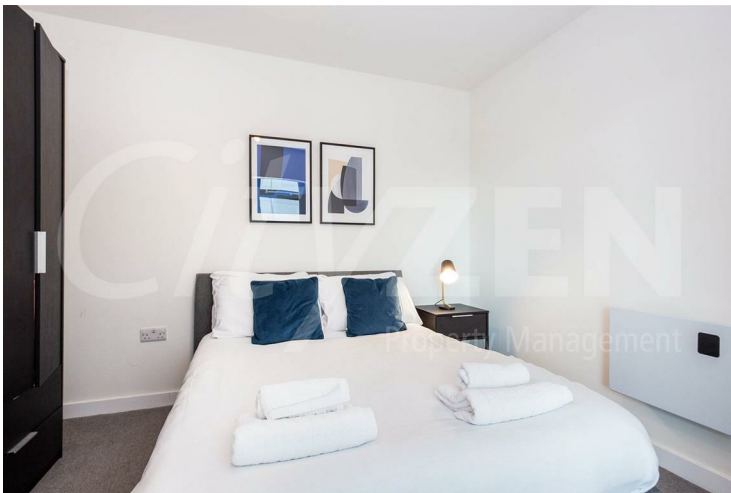
## Paragon House, 48 Seymour Grove, Manchester, M16 0YH



**BEDROOM**



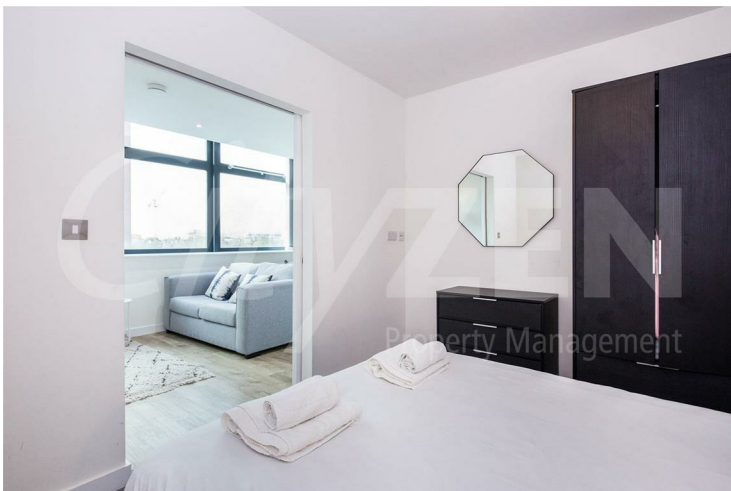
**SHOWER ROOM**



**BEDROOM**



**SHOWER ROOM**



**BEDROOM**



**SHOWER ROOM**

## Paragon House, 48 Seymour Grove, Manchester, M16 0YH

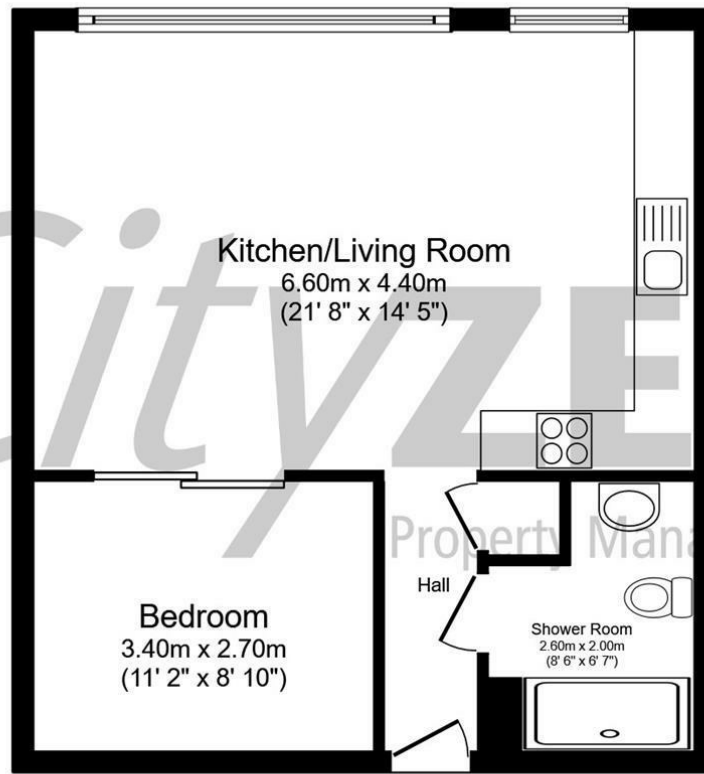


SHOWER ROOM



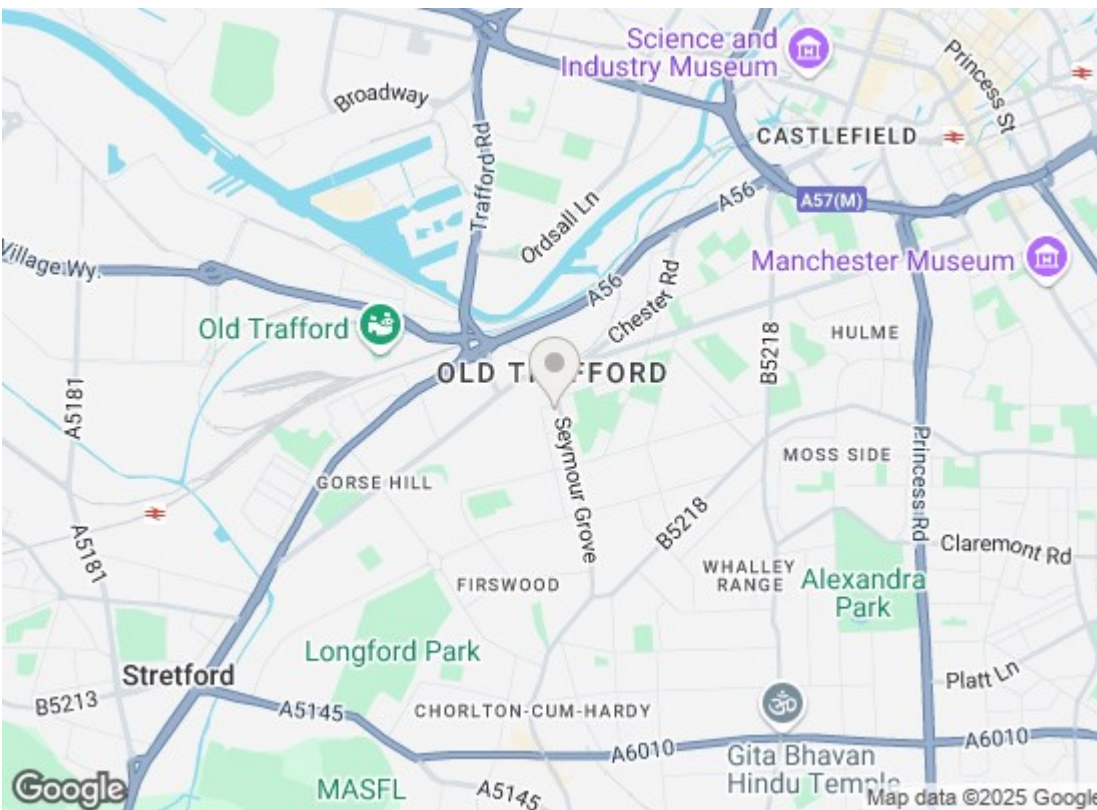
PARAGON HOUSE





Total floor area 47.5 m<sup>2</sup> (511 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.