



# 98 Grove House

Skerton Road | Manchester | M16 0TU

£940



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1 BED, FURNISHED WITH PARKING. An excellent, one bedroom apartment in Grove House, Trafford, Manchester. The 8th floor property comprises: entrance hall, storage cupboard with washer / dryer, 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 Metrolink and convenient for White City Retail Park and Old Trafford Football & Cricket Grounds.

- ONE BEDROOM APARTMENT
- FURNISHED
- 8TH FLOOR
- ALLOCATED PARKING
- GREAT LOCATION
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- HOUSE BATHROOM WITH SHOWER OVER BATH
- INTERCOM
- CLOSE TO TRAFFORD BAR METROLINK
- CONVENIENT FOR MANCHESTER CITY CENTRE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E		45
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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