



73 Seymour Grove | Manchester | M16 0UB

Asking Price £120,000



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* EWS1 NOT YET IN PLACE - CASH BUYERS ONLY * 2 BEDROOMS, 1 BATHROOM WITH PARKING. An excellent, spacious two bedroom apartment in the Park Rise development at Trafford Plaza, Manchester. The 4th floor property, totalling 545 sq ft, briefly comprises: entrance hall, storage cupboard, spacious open plan living and dining room through to fitted kitchen, master bedroom, second 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 rented for £985pcm on a periodic (rolling) basis, achieving a rental yield of 9.85%. Please note photos, virtual tour and floorplan show a similar property.

- TWO BEDROOM APARTMENT
- HOUSE BATHROOM WITH SHOWER OVER BATH
- ALLOCATED PARKING SPACE
- CLOSE TO TRAFFORD BAR METROLINK
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- 545 SQFT
- INTERCOM ACCESS CONTROL
- CONVENIENT FOR MANCHESTER CITY CENTRE





This 2 bedroom 2 bathroom, 7th floor property is 565sqft in extent and comprises an entrance hall with storage cupboard for washing machine, leading through to an open plan living/ dining & kitchen. The master bedroom is comfortably serviced by its own en-suite, while the second double bedroom is serviced by the 3-piece 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.

This development does not yet have an EWS1 certification. There may be some mortgage lenders who may potentially be willing to lend on this property, and any purchaser will need to shop around. This sale is more suited to a cash buyer.

Tenant in situ until 22nd of April 2025, paying £965 per month. Yield: 7.2%.

EPC: C. Certificate valid until 08 November 2027.

Annual service charge: £3,943.54.

Service charge review period: TBC.

Annual ground rent: £250.

Ground rent review period: TBC.

Annual Parking ground rent: N/A.

Parking ground rent review period: N/A.

Leasehold remaining: 250 Years from 2017.

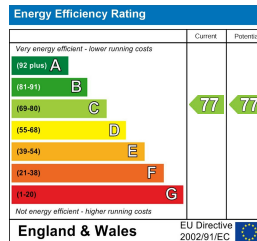
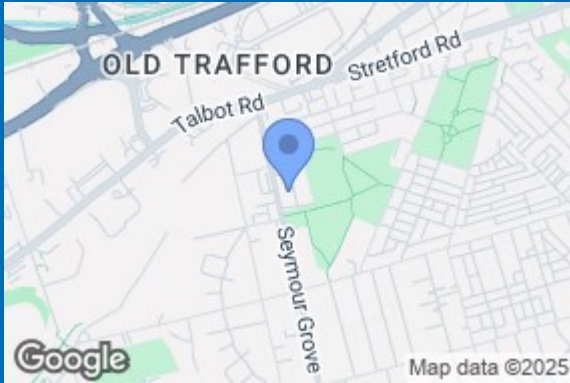
Local Authority: Trafford Council

Council Tax Band: B.

PROPERTY MISDESCRIPTIONS ACT 1991. For clarification, The Good Estate Agency hereby informs prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

While these particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither The Good Estate Agency nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.





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