



# 35 Park Rise

Seymour Grove | Manchester | M16 OUB

£1,000 PCM

The  
GOOD  
ESTATE  
AGENCY



# 35 Park Rise

Seymour Grove | Trafford Plaza  
Manchester | M16 0UB  
£1,000 PCM

2 BED, UNFURNISHED WITH PARKING. An excellent, spacious two bedroom apartment in the recently refurbished Park Rise development at Trafford Plaza, Manchester. The 3rd floor property comprises: entrance hall, storage cupboard with washer / dryer, two double bedrooms, 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.

- TWO DOUBLE BEDROOMS
- UNFURNISHED
- 3RD FLOOR
- REFURBISHED DEVELOPMENT
- ALLOCATED PARKING
- 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			
(69-80) C		73	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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