



# 4 Park Rise, Trafford Plaza

Seymour Grove | Manchester | M16 0UB

**£1,100 PCM**



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2 BED, UNFURNISHED WITH PARKING. An excellent, spacious two bedroom apartment in the newly refurbished Park Rise development at Trafford Plaza, Manchester. The ground floor property comprises: entrance hall, storage cupboard with washer / dryer, 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 BEDROOM APARTMENT
- GROUND FLOOR
- GREAT LOCATION
- HOUSE BATHROOM WITH SHOWER OVER BATH
- CLOSE TO TRAFFORD BAR METROLINK
- UNFURNISHED
- NEWLY REFURBISHED DEVELOPMENT
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- INTERCOM
- 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		
(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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