



**41 Seymour Grove, Old Trafford, Manchester,  
M16**

**Guide Price: £220,000**

*Leasehold*

## 41 Seymour Grove, Old Trafford, Manchester, M16

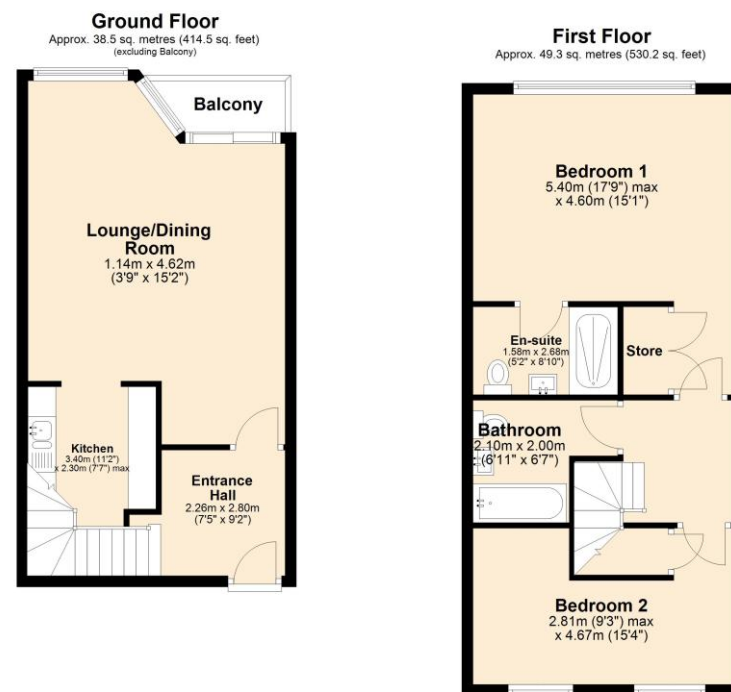
This stunning duplex apartment, located within the sought-after Maddison Apartments in Old Trafford, offers modern living in a highly convenient and well-connected setting. Positioned on the third floor and accessed via secure gated entry with allocated parking, the property is ideal for professionals, couples, or small families. With the Metrolink nearby and excellent links to Manchester City Centre and major motorway networks, commuting and leisure are effortlessly within reach.

Upon entering the apartment, you are welcomed by a spacious and inviting entrance hall that sets the tone for the rest of the home. Straight ahead lies the impressive open-plan living and dining area, offering a generous and versatile space perfect for relaxing or entertaining. Large sliding patio doors flood the room with natural light and lead directly onto a private balcony, where you can enjoy elevated views and fresh air.

The kitchen is well-appointed and functional, fitted with a range of base and wall units providing ample storage. It includes space for a washing machine, along with a double sink, oven, fridge, freezer, and a Worcester boiler, making it both practical and efficient for everyday living.

Upstairs, the property continues to impress with two well-proportioned double bedrooms. The main bedroom benefits from its own en-suite bathroom, complete with a walk-in shower, WC, and wash hand basin, offering a private and comfortable retreat. The second bedroom is equally spacious and is served by the main bathroom, which features a full-size bath with shower over, WC, and wash hand basin.

This beautifully presented duplex apartment combines space, style, and location, with the added benefit of a balcony offering great views.



Total area: approx. 87.8 sq. metres (944.8 sq. feet)

- Leasehold
- 999 Yrs 1/6/1999
- £428.58 Service Charge Per month – Inc Ground Rent
- EPC B
- Council Tax B





Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 82 B	← 82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.