



## **Urban Green, 75 Seymour Grove, Old Trafford, M16 0UP**

### **£253 Per Week**

URBAN GREEN IS A BRAND NEW LIFESTYLE DEVELOPMENT LOCATED JUST OUTSIDE THE CITY CENTER OVERLOOKING 15 ACRES OF OPEN GREEN

Our one bedroom apartment has views of Seymour Park from all rooms and comprises a spacious and bright reception room with wooden flooring, stunning open plan kitchen & floor to ceiling windows. The double bedroom which is carpeted also enjoys views of the green and there is a beautiful bathroom suite.

Residents benefit from 24 hour concierge/security, a residents only lounge, co-working space, rooftop gardens and easy access into the City center.

Trafford Bar (metrolink) is within 0.2 miles, White City Retail Park is within 0.3 miles and Media City and Deansgate are both under 1.3 miles from the development

AVAILABLE NOW  
FURNISHED OR UNFURNISHED

- URBAN GREEN M16
- BRAND NEW LUXURY PARKSIDE DEVELOPMENT
- VIEWS OVER SEYMOUR PARK FROM ALL ROOMS
- WOODEN FLOORING TO LOUNGE & CARPETS TO BEDROOM
- 24 HOUR CONCIERGE PLUS RESIDENTS LOUNGE & CO-WORKING SPACE
- COMMUNAL ROOF GDN
- SPACIOUS ONE BEDROOM
- 0.2 MILES TO TRAFFORD BAR (METROLINK)
- 0.3 MILES TO WHITE CITY RETAIL PK & 1.2 MILES TO DEANSGATE
- OFFERED FURNISHED ON REQUEST



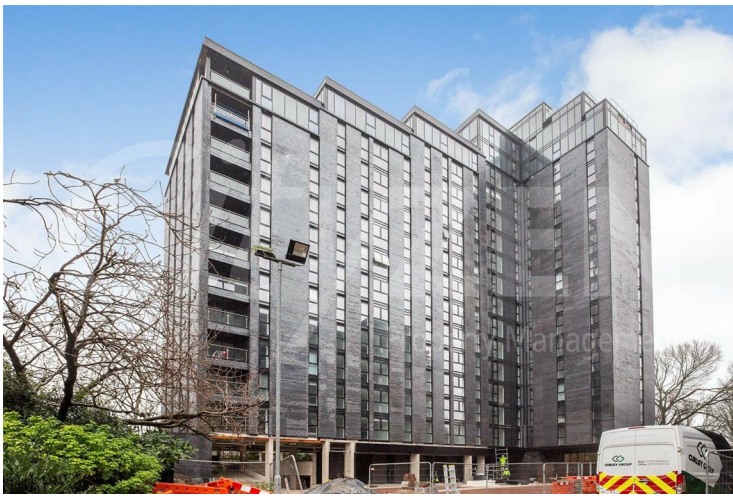
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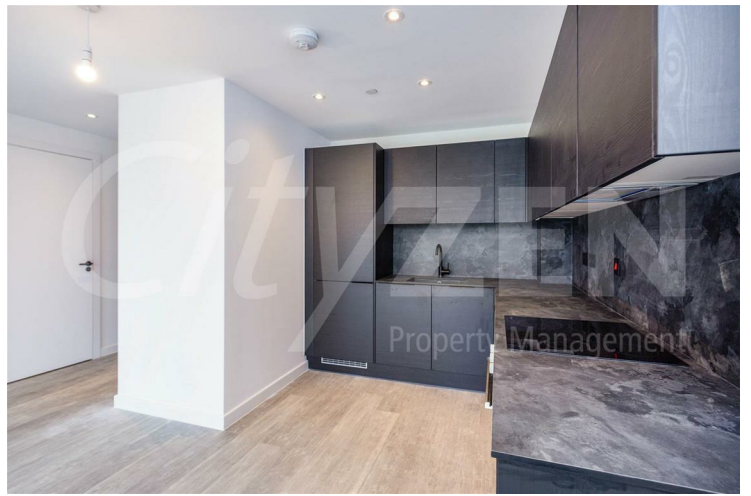
URBAN GREEN



KITCHEN



URBAN GREEN



KITCHEN



KITCHEN



KITCHEN



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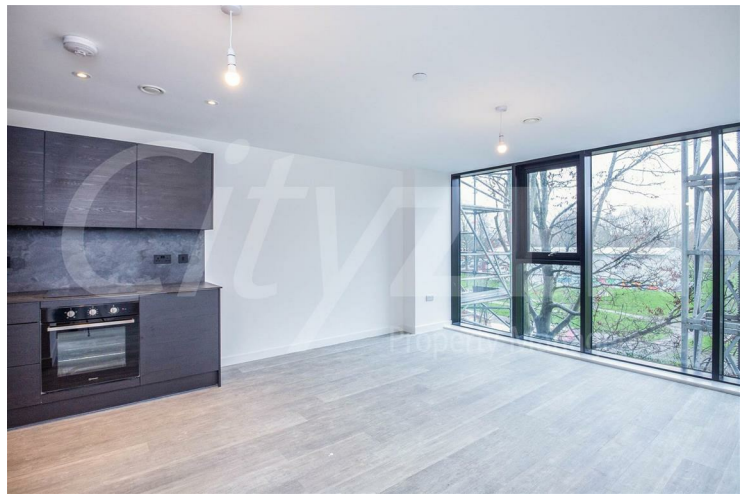
RECEPTION



RECEPTION



RECEPTION



RECEPTION



RECEPTION



KITCHEN

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**RECEPTION**



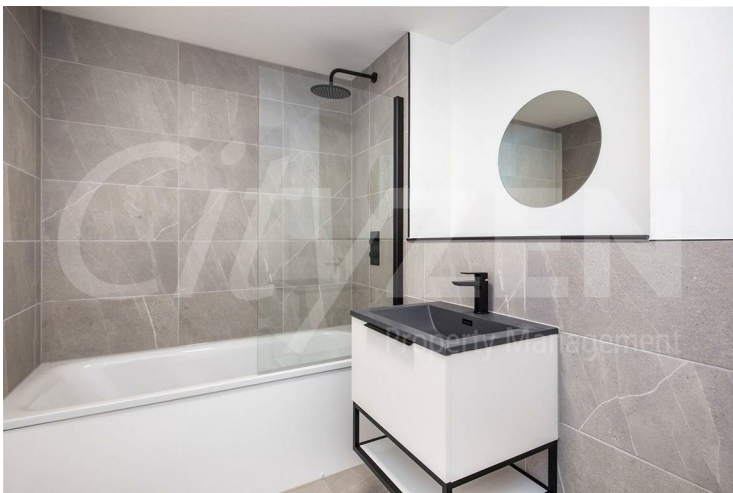
**BATHROOM**



**BATHROOM**



**BEDROOM**



**BATHROOM**



**BEDROOM**



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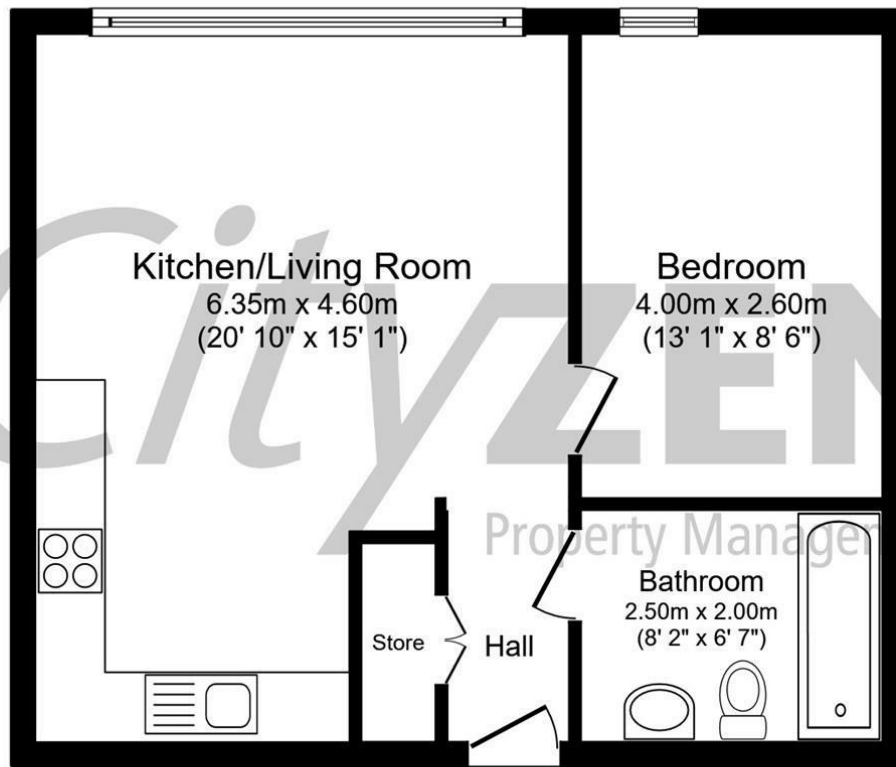
BEDROOM



BEDROOM



RESIDENTS AREA (CGI)



Total floor area 44.5 m<sup>2</sup> (479 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.