

## Apartment 64 Seymour Grove

, Manchester, M16 0NB

\*NO CHAIN\* Park Lane Estates are proud to offer For Sale this modern two-bedroom duplex apartment boasting balcony within the Madison Apartments development. The development offers secure gated parking and a communal garden to be enjoyed during the summer months. The property is ideal for first time buyers or investment purchase. In summary, the internal accommodation comprises entrance hallway, lounge, kitchen, balcony, stairs to the first floor landing, family bathroom, master bedroom, en-suite bathroom and second bedroom.

**Offers In The Region Of £249,999**

# Apartment 64 Seymour Grove

, Manchester, M16 0NB



- EWS1 CERTIFIED
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- SECURE PARKING
- DUPLEX APARTMENT
- BALCONY
- MASTER BEDROOM BOASTS EN-SUITE



[Directions](#)

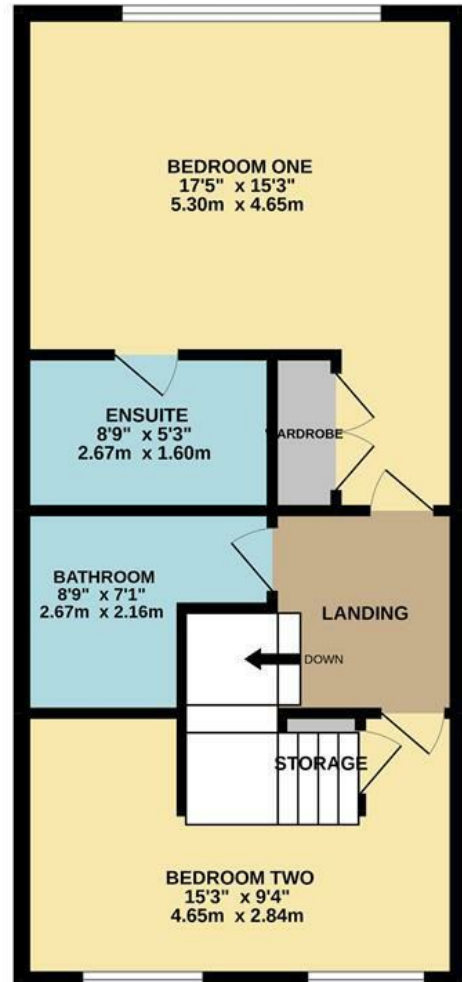


# Floor Plan

FIFTH FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



SIXTH FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



## TWO BEDROOM APARTMENT

TOTAL FLOOR AREA : 922 sq.ft. (85.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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