



MADISON ARCHITECTS



# Apt 26 Madison Apt, 41 Seymour Grove, Manchester, M16 0NB

Located in the desirable Seymour Grove area of Old Trafford, this well-proportioned 2nd floor STUDIO apartment offers a fantastic opportunity for first-time buyers, professionals & investors. Set within a modern, secure development, the property benefits from an on-site Caretaker, secure post room, and allocated PARKING space. The apartment is spacious and thoughtfully laid out, featuring a separate kitchen area, partitioned bedroom with a comfortable living space. Separate bathroom with shower over the bath.

## Price £115,000

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### The Building

Located ideally for commuters, the apartment is just a short walk from Trafford Bar Metrolink, offering excellent transport links into Manchester City Centre and beyond. Local shops, cafes, and amenities are all within easy reach, making this an ideal location for modern urban living.

### Living Area

15'5" x 8'0"

From the corridor the door leads into the living area with glazed window.

### Bedroom Area

6'4" x 12'3"

This room has been split off from the living area to give a separate bedroom with window.

### Bathroom

7'7" x 5'5"

Three piece suite with shower attachment, wash hand basin and w.c. Tiled floor and part tiled walls.

### Externally

Allocated parking space. Communal gardens. On site caretaker

### Additional Information

999 Year Lease from 1999

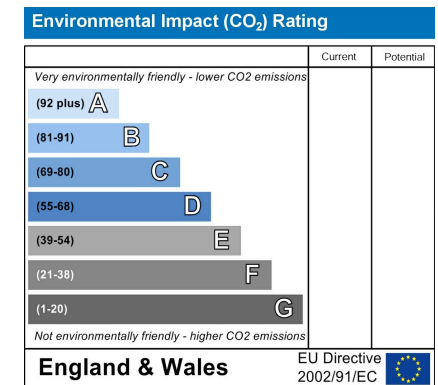
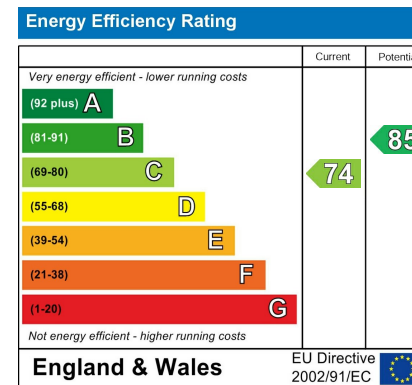
£2451.96p pa Service Charge

Peppercorn Ground Rent

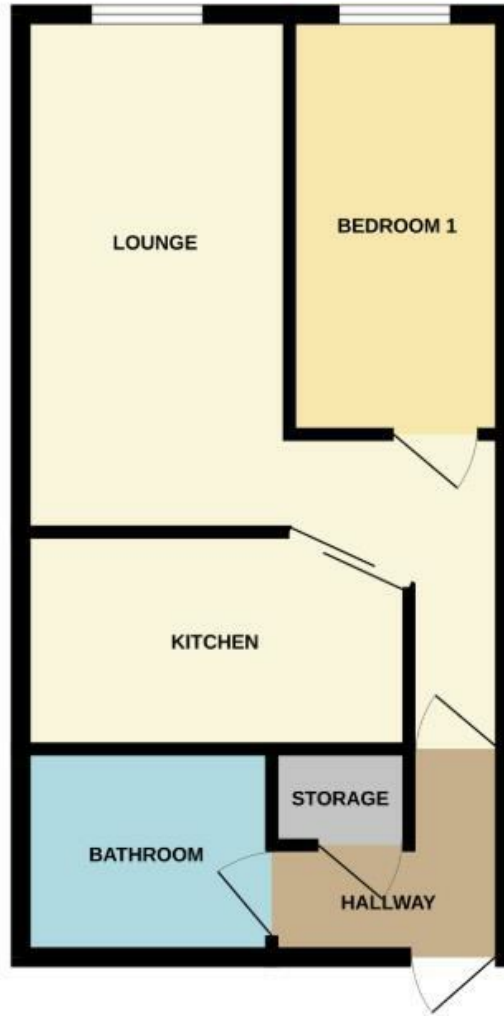
Council Tax Band A.

### Agents Notes

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