



MADISON DENTISTS



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

AVAILABLE VIA MODERN AUCTION. Auction Date - Live

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 £76,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken.

Payment varies but will be no more than £450.00. These services are optional.

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

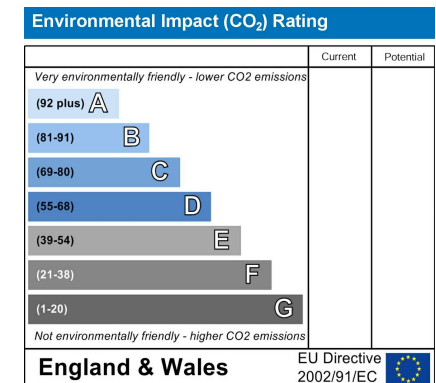
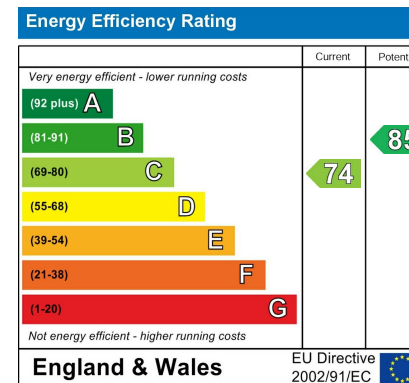
Council Tax Band A.

Agents Notes

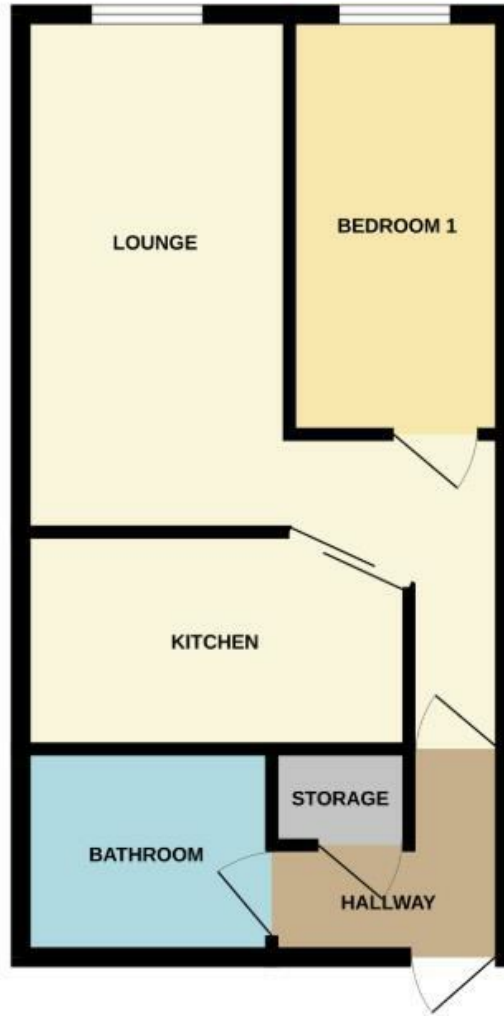
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Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.







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