



Madison Apartments, Seymour Grove - Asking Price Of £100,000

This large studio apartment is located within the Madison Apartments development on Seymour Grove in Trafford. Positioned on the sixth floor, the living area is of great size with a fitted Strachan pull down double bed and two single wardrobes, plus ample space to fit a sofa and desk. The kitchen is separate from the living area by a glass wall and has enough room for a small dining area. The apartment also benefits from a three piece bathroom. Seymour Park is a few minutes walk away and offers a large open green space. Madison Apartments is a secure development and does have the EWS1 sign-off in place which is required by mortgage lenders at the moment.

Located only a two minute walk from the Trafford Bar Metrolink stop, this property has excellent transport links to the city centre with trams arriving every 3 minutes; and frequent direct trams to Manchester airport, Chorlton and Didsbury. The location is very close to Old Trafford football ground, Media City UK, Salford Quays; and has a designated car parking space within a securely gated compound.

- Large Studio Apartment
- Designated Parking Space
- Separate Kitchen
- EWS1 Sign Off In Place
- Ideal Investment Property or First Time Buyers
- 2 Min Walk from Trafford Bar Metrolink
- 10 Min Drive to City Centre
- Sixth Floor



GENERAL

Rental Yield: 7.2% (Based on expected rental of £595pcm)
Service Charge: £1058 pa
Ground Rent: Peppercorn
Lease: 999 years from 01.06.1999
Council Tax Band: A, £1095.34 pa
Management Company: Zenith
There is no onward chain with this property.

HALLWAY

Laminate flooring, storage cupboard, wall heater and ceiling lighting.

LIVING ROOM/BED AREA

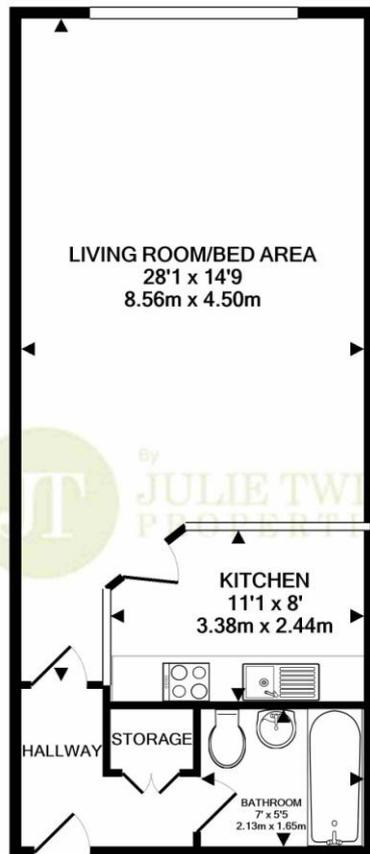
Double glazed window, Strachan pull down double bed with two single wardrobes, two wall heaters, laminate flooring, phone/tv point, intercom entry phone, wall lighting and ceiling lighting.

KITCHEN

Separate kitchen with glass wall to the living area, the kitchen comprises range of wall and base units, integrated fridge/freezer, integrated washing machine, built-in oven, four ring hob with extractor over, sink with mixer tap, tiled splashback, laminate flooring, ceiling extractor and spotlights.

BATHROOM

Three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, wall cabinet, wall mirror, shaver point, partially tiled walls, tiled flooring and spotlights.



TOTAL APPROX. FLOOR AREA 492 SQ.FT. (45.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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