

HUNTERS[®]

HERE TO GET *you* THERE



Seymour Grove

Paragon House, Manchester, M16 0YL

Asking Price £140,000



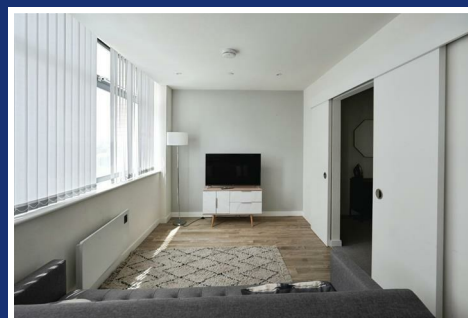
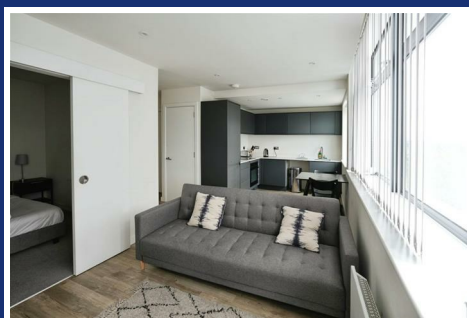
Council Tax: A



48 Seymour Grove

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- STUDIO APARTMENT
- INTEGRATED KITCHEN APPLIANCES
- GREAT LINKS INTO MANCHESTER CITY CENTRE
- WITHIN 0.7 MILE WALKING DISTANCE TO OLD TRAFFORD CRICKET CLUB
- WITHIN 1.0 MILE WALKING DISTANCE TO OLD TRAFFORD FOOTBALL CLUB
- SERVICE CHARGE & GROUND RENT - £1,783.76 PA
- LEASHOLD - 995 YEARS REMAINING
- COUNCIL TAX BAND - A
- EPC - C

ADDITIONAL INFO

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sales.

Tel: 0161 945 9000

Welcome to Paragon House, a charming studio apartment located on Seymour Grove in the vibrant city of Manchester. This purpose-built property offers a modern living space, perfect for individuals or couples seeking a comfortable home in a prime location.

The studio features a well-designed layout that includes a welcoming reception area, a cosy bedroom space, and a contemporary bathroom. The integrated kitchen appliances provide convenience and ease for everyday living, making it simple to prepare meals and entertain guests.

One of the standout features of this property is its excellent transport links to Manchester city centre, ensuring that you are never far from the bustling heart of the city. Whether you are commuting for work or enjoying a day out, you will find that getting around is both quick and easy.

Additionally, sports enthusiasts will appreciate the proximity to both Old Trafford Cricket Ground and Old Trafford Football Ground, both located less than a mile away. This makes it an ideal spot for those who enjoy attending matches or events.

In summary, this studio apartment in Paragon House offers a fantastic opportunity to live in a well-connected area of Manchester, with modern amenities and local attractions just a stone's throw away. Don't miss your chance to make this delightful property your new home.



Road Map



Hybrid Map



Terrain Map



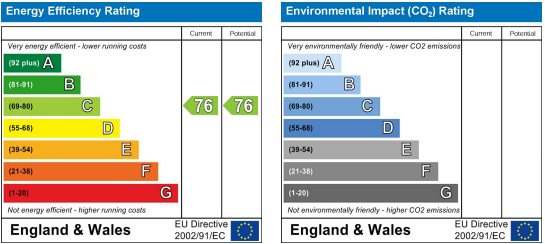
Floor Plan



Viewing

Please contact our Hunters South Manchester Office on 0161 945 9000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.