

Apt 204, Urban Green 75 Seymour Grove, Old Trafford, Trafford, M16 0UP

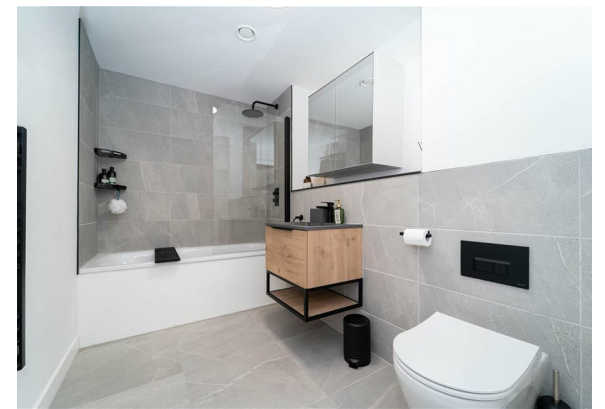


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Offers In The Region Of £295,000

2 2 1 B

VIDEO TOUR AVAILABLE A beautifully presented and generously proportioned two double bedroom apartment occupying the second floor of Urban Green, a contemporary development completed in 2023 and ideally positioned directly opposite Seymour Park in the heart of Old Trafford. Extending to approximately 754 sq ft, this stylish apartment is accessed via a welcoming private entrance hallway with generous storage, leading to a thoughtfully designed layout that offers more space and practicality than many comparable new-build apartments. The impressive open-plan living, dining and kitchen area opens onto a private south-facing balcony overlooking Seymour Park, enjoying an attractive green outlook and an abundance of natural light. The principal bedroom is complimented by a modern three-piece en-suite shower room, while the versatile second bedroom offers flexibility as a guest room, home office or permanent bedroom. A stylish three-piece family bathroom and useful built-in storage complete the internal accommodation. Situated just moments from Trafford Bar Metrolink, the apartment enjoys direct connections to Manchester city centre, Didsbury, Manchester Airport and Altrincham. Chorlton, Whalley Range, Stretford and Salford Quays are all within easy reach, with extensive regeneration continuing to transform the surrounding area. Further features include all-electric heating throughout, a secure allocated parking space and access to multiple EV charging points within the development. Offering generous internal accommodation, a south-facing aspect and excellent transport links, this is a standout apartment in a highly convenient location. NO Vendor Chain





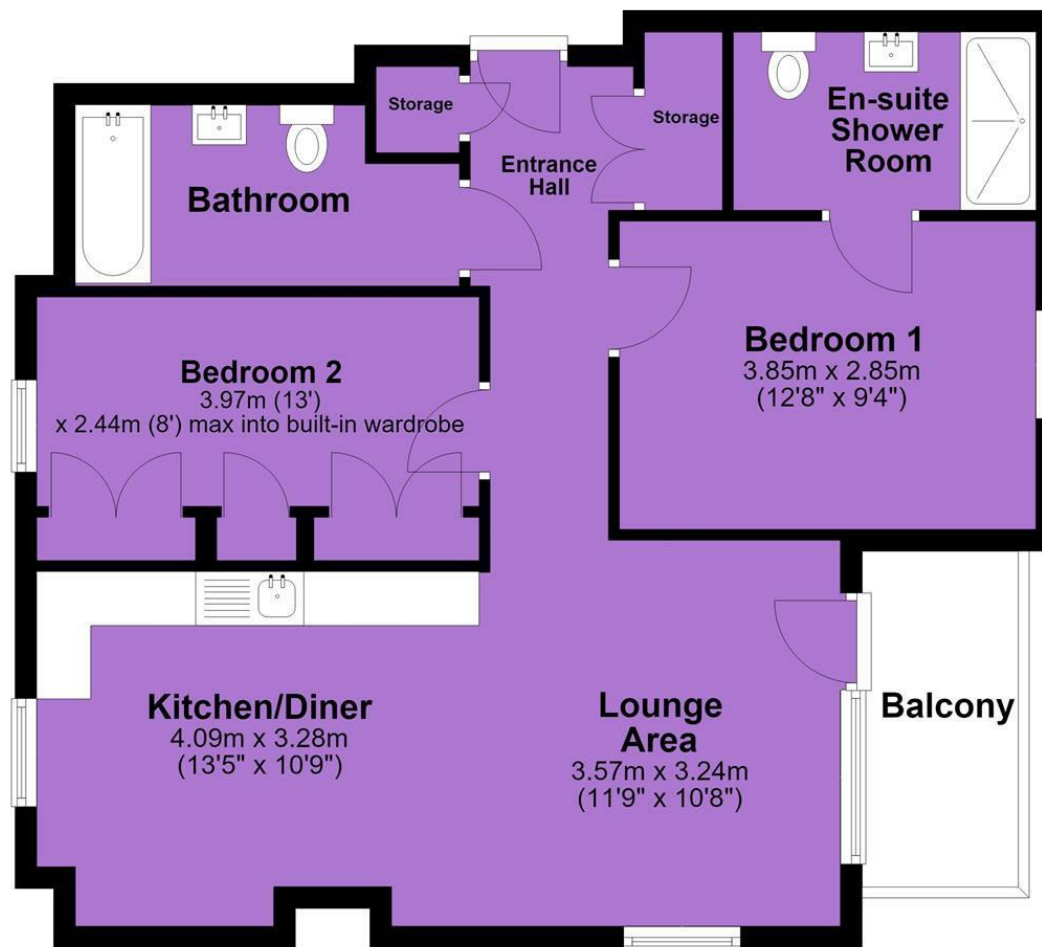
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

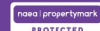


Tenure: **Leasehold** Council Tax Band: **B**

Second Floor



JP & Brimelow Estate Agents Ltd
 430 Barlow Moor Road, Manchester, M21 8AD
 Tel: 0161 8822233
 E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



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