

# Flat 4 158 Manchester Road, Chorlton, M16 0DZ



*JP & Brimelow*

SALES

# Price: £205,000

**\*\*VIDEO TOUR AVAILABLE\*\***A truly impressive & well presented, brand new development of two bedroomed apartments within this attractive bay fronted detached property, situated in a residential area of Chorlton on a highly popular road on the borders of Chorlton and Whalley Range. **\*\*THIS DEVELOPMENT IS HELP TO BUY REGISTERED\*\*** Within strolling distance to the centre of Chorlton with all its independent shops/local amenities, parks and the Metrolink on Ryebank Road, Firwood or Wilbraham Road in Chorlton giving direct access into the City Centre/Media city. Apartment 4 is a spacious and well-proportioned **TWO DOUBLE BEDROOMED** garden apartment to the rear of the development. The well-planned accommodation comprises; communal entrance hallway, a private entrance hallway, open plan lounge/dining/kitchen with a fully fitted contemporary kitchen with access out into the rear enclosed private garden, two double bedrooms and a beautiful three-piece white contemporary bathroom suite. The property benefits from gas fired central heating warmed by a combi boiler, double glazed windows throughout, a private enclosed garden and an attractive landscaped communal lawned garden to the rear with secure gated allocated parking. **OFFERED WITH NO**





### EPC Chart

#### Energy Performance Certificate

Flat 4, 158 Manchester Road, MANCHESTER, M16 0DZ  
 Dwelling type: Ground-floor flat Reference number: 8153-7732-4170-0972-8906  
 Date of assessment: 02 February 2017 Type of assessment: SAP, new dwelling  
 Date of certificate: 02 February 2017 Total floor area: 52 m<sup>2</sup>

Use this document to:

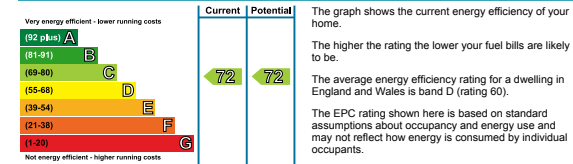
- Compare current ratings of properties to see which properties are more energy efficient

**Estimated energy costs of dwelling for 3 years: £ 1,392**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 111 over 3 years	£ 111 over 3 years	Not applicable
Heating	£ 1,047 over 3 years	£ 1,047 over 3 years	
Hot Water	£ 234 over 3 years	£ 234 over 3 years	
<b>Totals</b>	<b>£ 1,392</b>	<b>£ 1,392</b>	

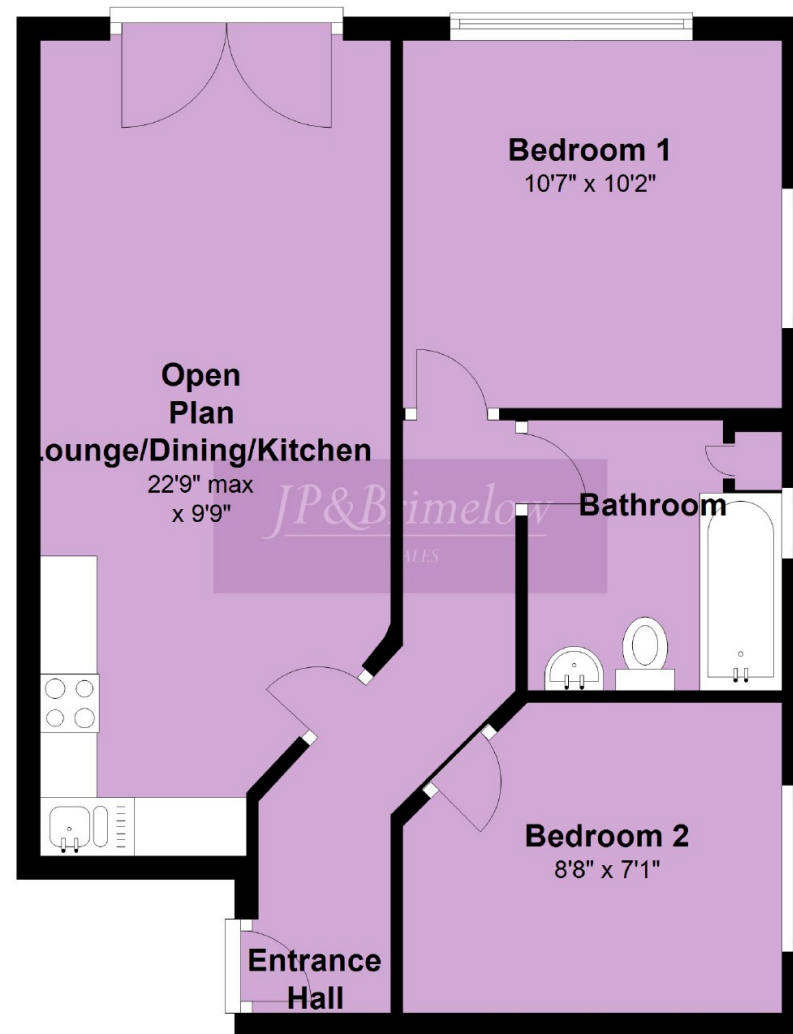
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

#### Energy Efficiency Rating



Leasehold With an original lease of 250 years and 248 years remaining. The annual service charge is £826.43pa. Annual ground rent of £250.00. (Information as per current vendor) 14th December 2017. Council Tax Band: B

## Ground Floor



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