Flat 8 Chorlton Plaza, 102 Manchester Road, Chorlton Cum Hardy,



SALES

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Price: £205,000

Help to Buy AVAILABLE. Flat 8 is a TWO BEDROOMED APARTMENT positioned on the FIRST FLOOR to the front of the development. A fully refurbished development known as Chorlton Plaza, this is the place to live in as each apartment has been designed to accommodate the busy lifestyles of today's city professional and first-time buyers. Located on a fashionable road here in the heart of the vibrant town of Chorlton-cum-Hardy. A unique development of 22 apartments (11 x 1 bedroom and 11 x 2 bedroom), All aspects of living in this energetic location have been considered, from the peace and tranquillity of nearby large open green spaces to the lively night-life of the thriving food and drink scene. This exciting development features a lift to all floors, double glazing, electric heating, designer kitchen/bathrooms, secure bicycle store and allocated parking spaces for selected apartments. **£1,000 RESERVATION FEE & RESERVATION FORM to be completed prior to agreement**. (All enquiries please email: jack@jpbrimelow.co.uk).

















EPC Chart

Energy Perform	nance Ce	rtificat	te 🛞	ΗÞ	1Government	
Flat 8, 102, Manchester Road, Choriton cum Hardy, MANCHESTER, M21 9BG						
welling type: Mid-floor flat ate of assessment: 04 April 2019 ate of certificate: 04 April 2019					8-2029-7394-6731-7910 P, new dwelling n²	
Use this document to: • Compare current ratings of provide the second s	operties to see w	hich proper	ties are more energy effic	cient		
Estimated energy costs of dwelling for 3 years:					£ 1,995	
Estimated energy costs of this home						
	Current costs		Potential costs		Potential future savings	
Lighting	£ 129 over 3 years		£ 129 over 3 years			
Heating	£ 1,074 over 3 years		£ 1,074 over 3 years		Not applicable	
Hot Water	£ 792 over 3 years		£ 792 over 3 years			
Totals	£ 1,995		£ 1,995			
These figures show how much water and is not based on ener like TVs, computers and cooke Energy Efficiency Ra	gy used by indivi rs, and electricity	idual house	eholds. This excludes en			
Energy Eniciency Na		Potentia				
Very energy efficient - lower running costs (92 plus) A	Current	rotentia	The graph shows the current energy efficiency of your home.			
(81-91) B			The higher the rating be.	the lov	ver your fuel bills are likely t	
(69-80) C	66	<mark>-66</mark>	The average energy e England and Wales is		cy rating for a dwelling in D (rating 60).	

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Leasehold Ground rent s £200pa, rising by £50 every 50 years. Lease is 250 years from 2/1/2019. Council Tax Band:



<u>First Floor</u> Apartments 1 - 8 Chorlton Plaza, M21

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