

Price: £170,000

Help to Buy AVAILABLE. Flat 6 is a ONE 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

Flat 6, 102, Manchester Road, Choriton cum Hardy, MANCHESTER, M21 9BG

| Dwelling type: | Mid-floor flat | Reference number: | 8531-7773-46280-6314-9902 | Date of assessment: | 04 April 2019 | Total floor area: | 39 m² | 39 m² |

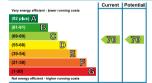
Use this document to:

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

Estimated energy costs of dwelling for 3 years:			£ 1,467
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 96 over 3 years	£ 96 over 3 years	
Heating	£ 690 over 3 years	£ 690 over 3 years	Not applicable
Hot Water	£ 681 over 3 years	£ 681 over 3 years	Not applicable
Total:	£ 1,467	£ 1,467	

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



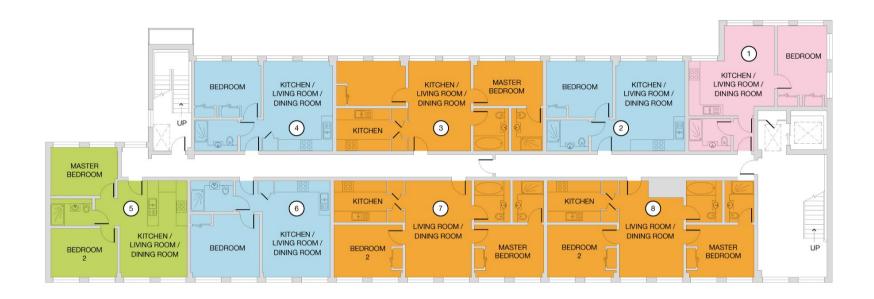
The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band 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.

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



First Floor Apartments 1 - 8 Chorlton Plaza, M21

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