

Apt 12 Chorlton Park, 417 Barlow Moor Road, Chorlton, M21 8JD



JP & Brimelow

SALES

Price: £165,000

****VIDEO TOUR AVAILABLE**** An immaculately presented, **ONE DOUBLE BEDROOMED**, first floor apartment at the front of this highly popular development. Within strolling distance of the centre of Chorlton and Beech Road with its independent bars, restaurants and other amenities available. The Metrolink station is positioned on Mauldeth Road West which is a five-minute walk away giving you access to the City Centre and Manchester International Airport. The Chorlton Park Apartments are an award-winning Green building designed by architect Roger Stephenson and has won many awards. In brief the well-planned accommodation comprises; communal entrance with a lift and stairs to all floors, a private entrance hall, a fantastic open plan lounge/dining area with a sliding patio door leading to a generous enclosed decked balcony, a modern fitted kitchen, double bedroom with a built in wardrobe and a three-piece white bathroom suite. The apartment benefits from double glazing, energy efficient electric heating, secure under-ground parking is available additionally, communal lawned gardens with a BBQ area for residents. Would suit a first-time buyer or professional couple due to the location. Early viewing is highly recommended.





EPC Chart


Energy Performance Certificate

12 Chorton Park Flats, 417, Barlow Moor Road, MANCHESTER, M21 8JD
 Dwelling type: Mid-floor flat Reference number: 8616-7922-0979-8191-4992
 Date of assessment: 19 December 2016 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 10 January 2017 Total floor area: 47 m²

Use this document to:

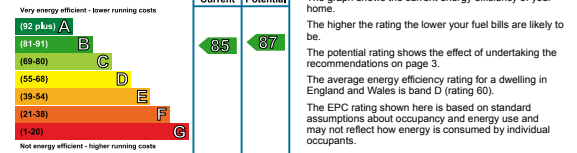
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 795
Over 3 years you could save	£ 135

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 123 over 3 years	
Heating	£ 123 over 3 years	£ 156 over 3 years	
Hot Water	£ 453 over 3 years	£ 381 over 3 years	
Totals	£ 795	£ 660	

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



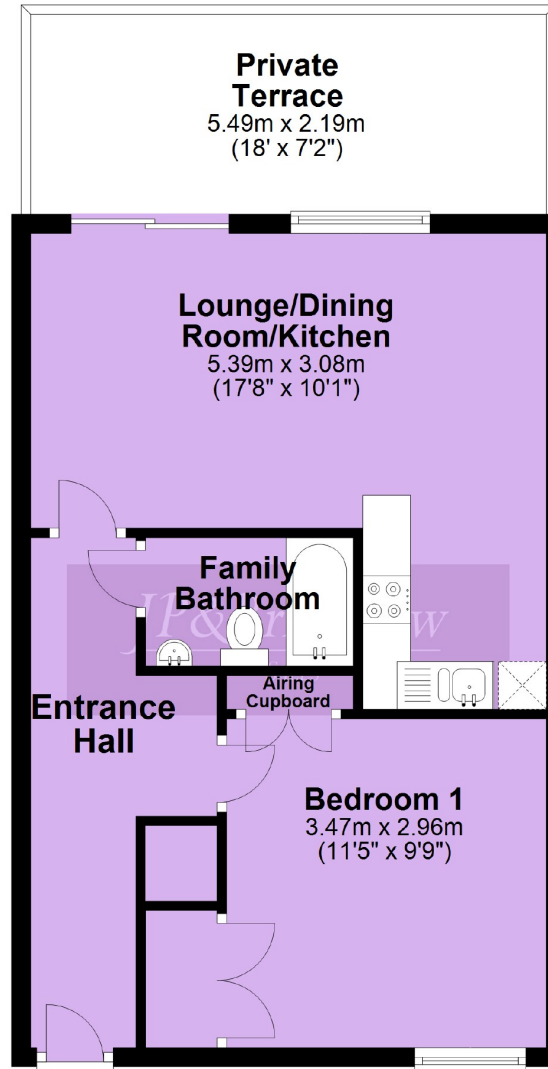
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 54
2. Low energy lighting for all fixed outlets	£35	£ 81

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Leasehold Current lease term is 81 years but in the process of extending to 171 years.
 Monthly service charge is £155. No ground rent charge. (Information as per current vendor July 2020). Council Tax Band: A

First Floor



Chorlton & Didsbury Sales

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