

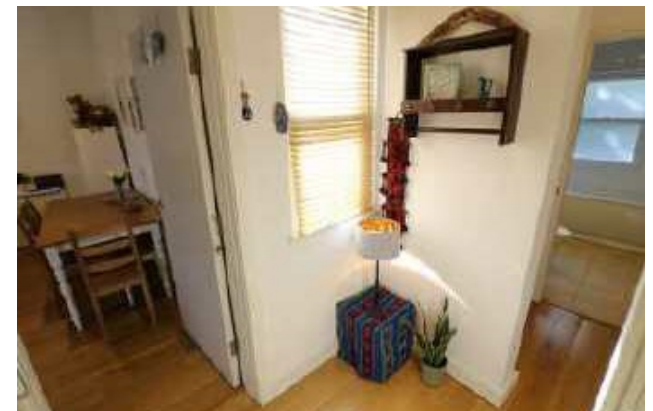
Apt 3 1 Albany Road, Chorlton, M21 0AY



JP & Brimelow
SALES

Price: £225,000

****VIDEO TOUR IS AVAILABLE**** A beautifully presented & stylishly presented, **TWO DOUBLE BEDROOMED**, first floor apartment situated in this attractive period conversion within this spacious bay fronted period terrace property. Situated in the heart of Chorlton on a highly popular tree lined residential road opposite Morrison's. Within strolling distance to the both the centre of Chorlton and Beech Road with all its independent shops/local amenities, parks and the Metrolink on Wilbraham Road giving direct access into the City Centre/Media city. This apartment has been updated to a high specification throughout which is spacious and well-proportioned. The well-planned accommodation comprises; a communal entrance hallway, a private entrance hallway, open plan fully fitted kitchen with quartz worktops, a lounge/dining room, two double bedrooms and a luxury fitted white three-piece bathroom suite. The apartment benefits from a high specification throughout, solid wooden flooring, warmed by gas fired heating system and double-glazed sash windows throughout. Ideal suit a first-time buyer or professional couple and internal inspection is highly recommended.





EPC Chart

Energy Performance Certificate

Flat 3, 1 Albany Road, MANCHESTER, M21 0AY
 Dwelling type: Mid-floor flat Reference number: 0027-2874-7392-9301-3721
 Date of assessment: 14 January 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 16 January 2019 Total floor area: 63 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

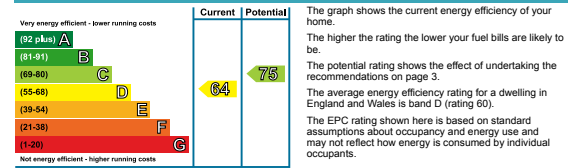
Estimated energy costs of dwelling for 3 years:	£ 2,043
Over 3 years you could save	£ 675

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 150 over 3 years	
Heating	£ 1,443 over 3 years	£ 954 over 3 years	
Hot Water	£ 300 over 3 years	£ 264 over 3 years	
Totals	£ 2,043	£ 1,368	

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



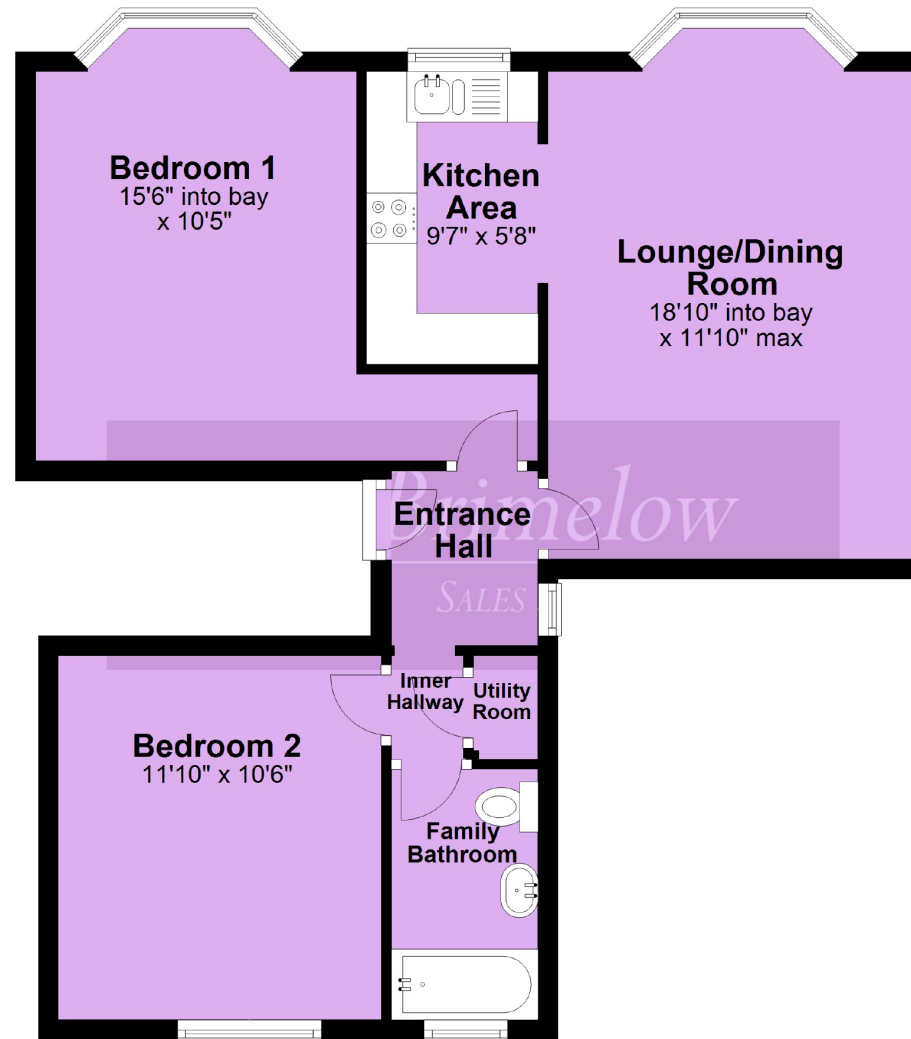
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 426
2 Low energy lighting for all fixed outlets	£55	£ 129
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 120

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 With an original lease of 999 years and 984 years remaining. The monthly service charge is £55. Annual ground rent of £50.00. (Information as per current vendor) October 2020. Council Tax Band: A

First Floor



Chorlton & Didsbury Sales

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