

Flat 4 The Box Works, 60 Acres Road, Chorlton Green, M21 9EB



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SALES

Price: £295,000

****VIDEO TOUR AVAILABLE**** A beautifully presented, **TWO DOUBLE BEDROOMED**, spacious top floor apartment within the modern 'Boxworks' development. Positioned in the heart of Chorlton Green, overlooking Beech Road, this property neighbours its fashionable independent shops, cafes and restaurants and is within easy walking distance of Beech Road Park, Chorlton Nature Reserve, Chorlton centre amenities and two fantastic primary schools. This stylishly presented and contemporary property comprises; a communal entrance hallway, a private entrance hallway, an impressive open plan and well-lit lounge/dining/fitted kitchen/breakfast room with fitted appliances, two double bedrooms, a master bedroom with white three-piece ensuite shower room and a modern fitted three-piece white family bathroom. The apartment benefits from double glazing throughout, an alarm system, electric heating and a car parking space in the secure gated parking to the rear of the property. **OFFERED WITH NO VENDOR CHAIN.** This apartment would ideally suit a professional or a couple due to its location and local amenities nearby. Internal inspection highly recommended to appreciate the spacious rooms.





EPC Chart

Energy Performance Certificate



Flat 4, Beech House, Beech Road, MANCHESTER, M21 9EG

Dwelling type: Top-floor flat
 Date of assessment: 24 January 2018
 Date of certificate: 24 January 2018
 Reference number: 0851-2854-7097-9728-3385
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 70 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

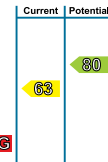
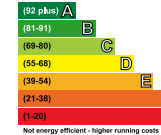
Estimated energy costs of dwelling for 3 years:	£ 2,481
Over 3 years you could save	£ 1,134

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 321 over 3 years	£ 183 over 3 years	You could save £ 1,134 over 3 years
Heating	£ 1,278 over 3 years	£ 711 over 3 years	
Hot Water	£ 882 over 3 years	£ 453 over 3 years	
Totals	£ 2,481	£ 1,347	

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

Very energy efficient - lower running costs



The graph shows the current energy efficiency of your home.

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

The potential rating shows the effect of undertaking the recommendations on page 3.

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.

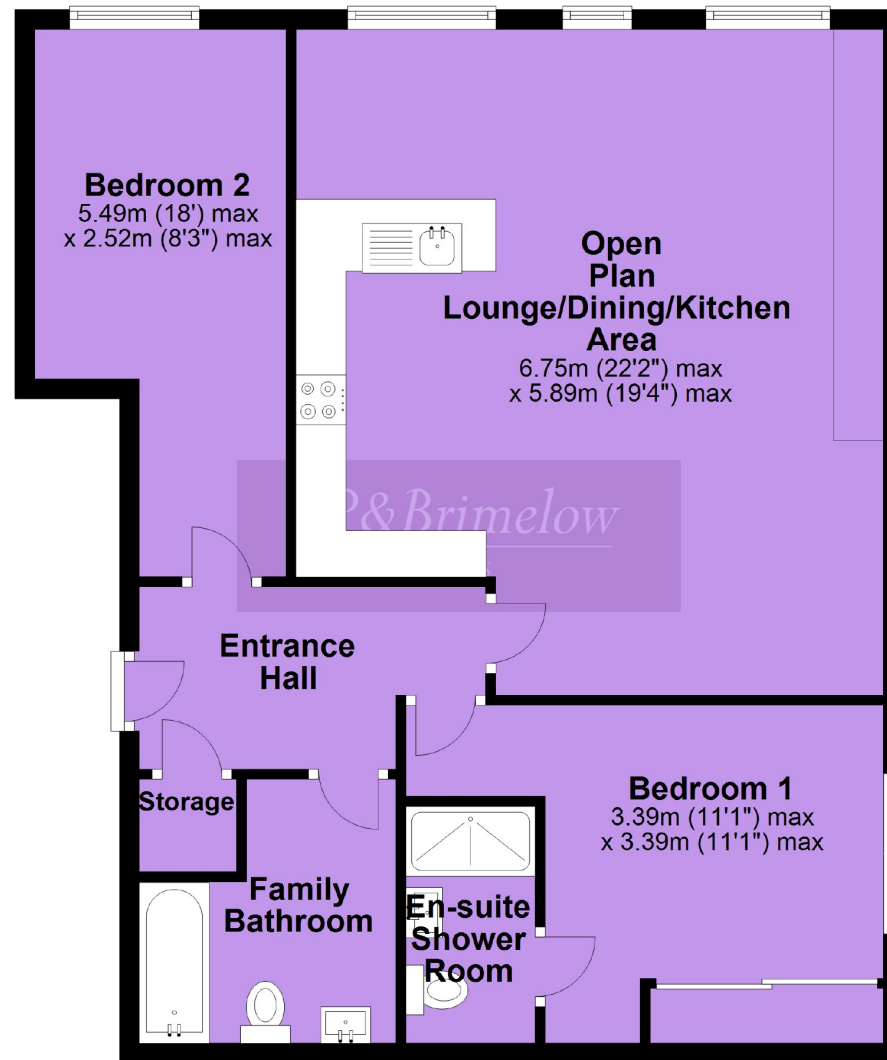
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£70	£ 87
2 High heat retention storage heaters and dual immersion cylinder	£1,200 - £1,800	£ 1,047

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Leasehold With an original lease of 999 years and 988 years remaining. The monthly service charge is £100.00. Annual ground rent of £100.00. (Information as per current vendor) October 2020. Council Tax Band: D

Top Floor



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