

Apt 10 Alnwick House, 30 Dudley Road, Whalley Range, M16 8DT



JP & Brimelow
SALES

Price: £165,000

****VIDEO TOUR AVAILABLE**** A beautifully presented & spacious, **ONE DOUBLE BEDROOMED**, with a decked patio terrace leading to a private rear enclosed garden. This ground floor apartment is positioned within this attractive 18th century conversion of a cotton trader's mansion in the heart of Whalley Range off College Road. Walking distance to nearby independent bars/restaurants including 'The Hilary Step' bar and 'Jam Street Cafe' on Upper Chorlton Road, a Tesco Metro is a minute's walk away and fantastic transport links on Withington Road giving you direct access into the City Centre. In brief; communal entrance hallway, this impressive ground floor apartment comprises; a private entrance hallway, an open plan lounge/dining/fully fitted kitchen with integrated appliances with access out onto a raised decked patio terrace, double bedroom to the front aspect and a modern white three-piece family bathroom. The apartment benefits from an enclosed private courtyard garden to the rear, double glazing throughout, warmed by gas fired central heating, secure gated allocated parking, mature lawned communal gardens and an allocated basement storage room. **OFFERED WITH NO VENDOR CHAIN.** Will suit a professional or a couple due to the location and early viewing is highly recommended.





EPC Chart

Energy Performance Certificate

Flat 10, 30, Dudley Road, MANCHESTER, M16 8DT
 Dwelling type: Ground-floor flat Reference number: 8687-6122-4510-1249-1906
 Date of assessment: 01 February 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 04 February 2013 Total floor area: 49 m²

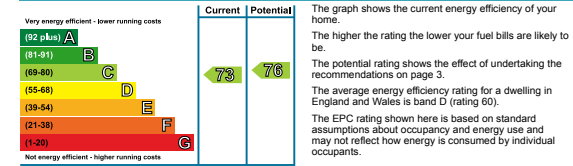
- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,275
Over 3 years you could save	£ 135

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 99 over 3 years	You could save £ 135 over 3 years
Heating	£ 870 over 3 years	£ 834 over 3 years	
Hot Water	£ 234 over 3 years	£ 207 over 3 years	
Totals	£ 1,275	£ 1,140	

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



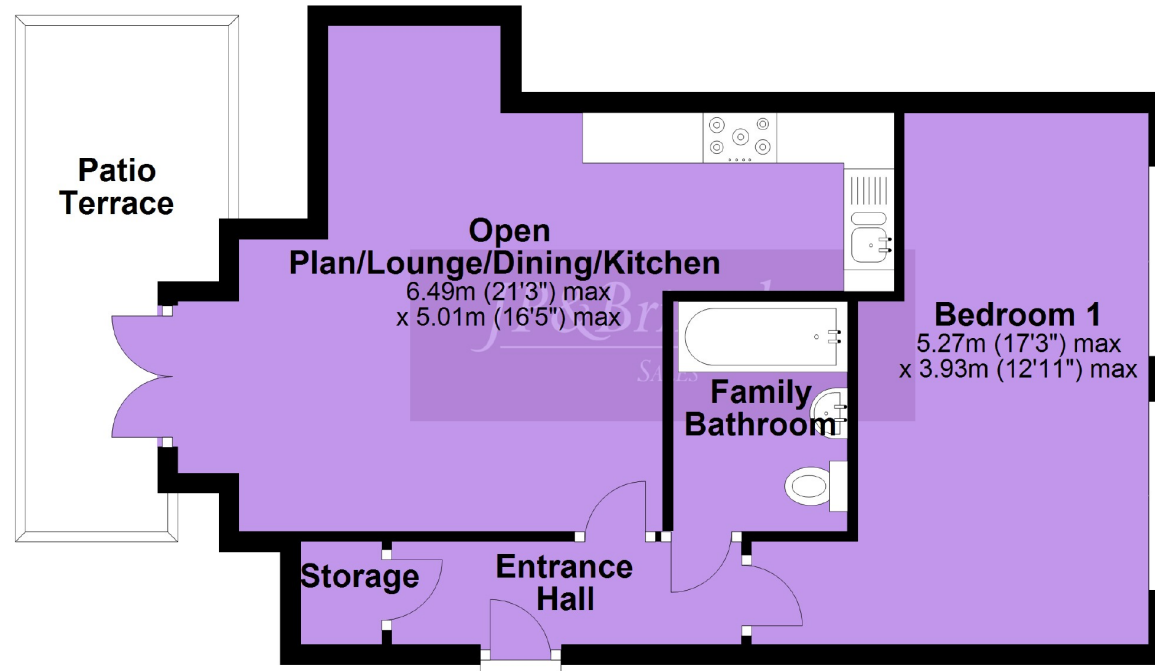
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1. Low energy lighting for all fixed outlets	£40	£ 60
2. Replace boiler with new condensing boiler	£2,200 - £3,000	£ 72

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 'Share of freehold is included for all owners and are members of the Alnwick House Ltd. Monthly service charge of £165. As per vendor October 2020.' Council Tax Band: A

Ground Floor



Chorlton & Didsbury Sales

430 Barlow Moor Road, Chorlton, Manchester, M21 8AD

Chorlton: 0161 882 2233 Didsbury: 0161 448 0622

E: chorlton@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP&Brimelow

SALES

NOTICE: J P & Brimelow Chorlton & Didsbury Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



Follow us on Twitter @jpandbrimelows