Apt 5 Carlton Terrace 200 Upper Chorlton Road, Old Trafford,



JP&Brimelow
SALES

Price: £260,000

****VIDEO TOUR AVAILABLE** A truly impressive & stylishly presented, TWO DOUBLE BEDROOMED, contemporary first floor apartment within this spacious bay fronted detached property, situated in a leafy residential area of Old Trafford on a highly popular road. On the doorstep of local bars The Hilary Step, Nip & Tipple and The Jam Tree. Within strolling distance to the both the centre of Whalley Range & Chorlton with all its independent shops/local amenities, parks and the Metrolink on Ryebank Road, Firswood or Trafford Bar on Seymour Grove giving direct access into the City Centre/ Media city and the direct bus route on Upper Chorlton Road. The well-planned accommodation comprises; communal entrance hallway, a private entrance hallway, open plan lounge/dining/kitchen with a fully fitted contemporary kitchen with granite worktops, a landing leading to two double bedrooms and beautiful three-piece white contemporary bathroom suite with underfloor heating. The property benefits from gas fired central heating, double glazed windows throughout and an attractive landscaped communal garden to both the front and rear aspects. Resident car parking to the rear. Ideal for a first-time buyer or professional couple.**









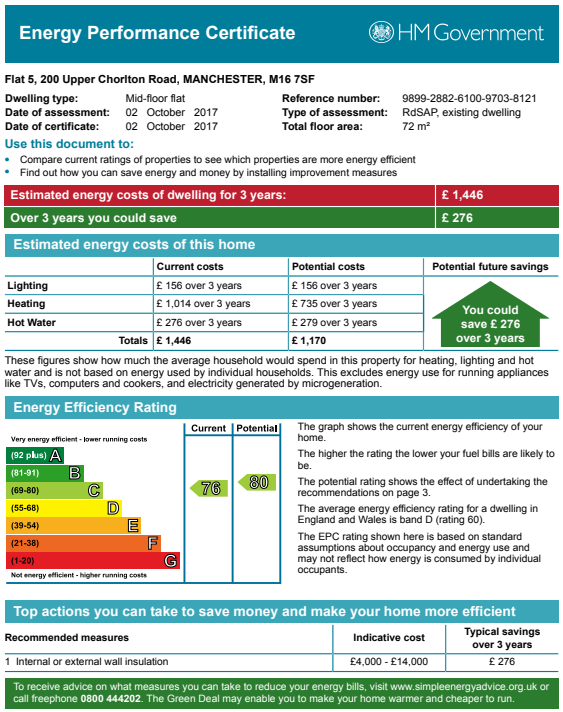








EPC Chart



Energy Performance Certificate — HM Government

Flat 5, 200 Upper Chorlton Road, MANCHESTER, M16 7SF

Dwelling type:	Mid-floor flat	**Reference number:**	9899-2882-6100-9703-8121
Date of assessment:	02 October 2017	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	02 October 2017	**Total floor area:**	72 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:	**£ 1,446**
Over 3 years you could save	**£ 276**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 156 over 3 years	You could save £ 276 over 3 years
Heating	£ 1,014 over 3 years	£ 735 over 3 years	
Hot Water	£ 276 over 3 years	£ 279 over 3 years	
Totals	**£ 1,446**	**£ 1,170**	

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher 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

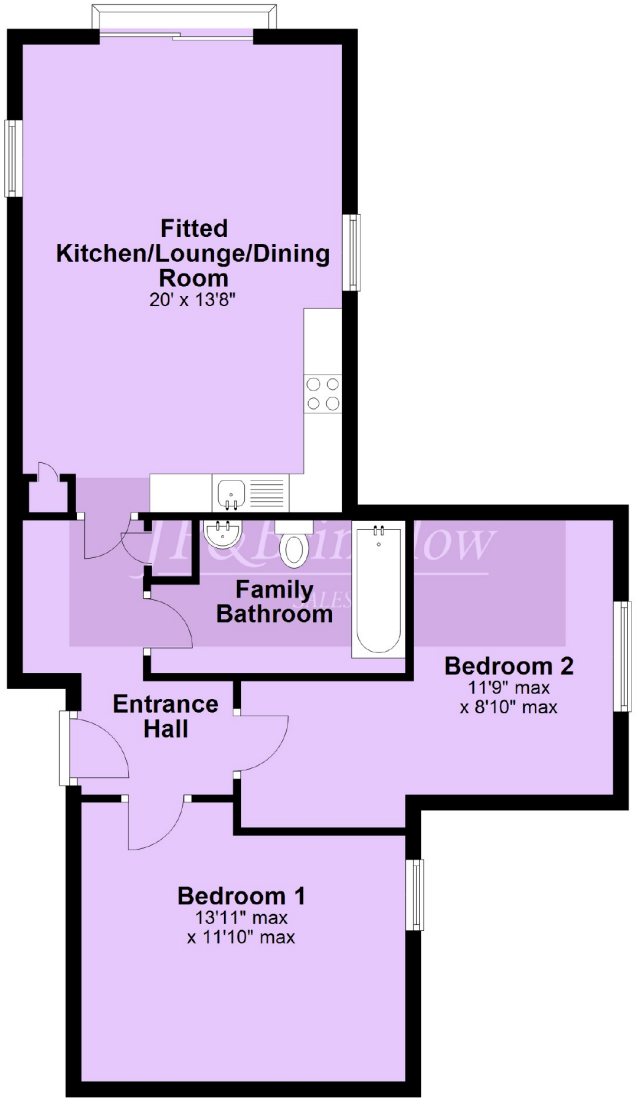
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 276

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.

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Leasehold With an original lease of 125 years and 123 years remaining. The monthly service charge is £75 pcm. Annual ground rent of £250. (Information as per current vendor) July 2020. Council Tax Band: C

First Floor



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