

Flat 22 Weller Court, 38 Stanley Road, Whalley Range; M16 8HS



FOR SALE
JP&Brimelow
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TOP/FLOOR 2 DOUBLE BED APT
VIEW BY APPOINTMENT

JP&Brimelow
SALES

Price: £195,000

****VIDEO TOUR AVAILABLE**** A spacious & light TWO DOUBLE-BEDROOMED, top floor apartment set within this attractive, modern, gated development on a residential tree-lined road off Withington Road here in Whalley Range. Walking distance to Alexandra Park with its cycling and running routes, there are a selection of independent bars/restaurants nearby including The Hilary Step' bar and Jam Street Café' on Upper Chorlton Road. Tesco Metro is a five-minute stroll away on Withington Road and there are fantastic transport links giving you direct access into the City Centre. This apartment offers well-designed accommodation throughout: a communal entrance hallway with a lift to all floors; a private entrance hallway with ample storage and utility area; an impressive open-plan fitted kitchen/lounge/dining room; two double bedrooms, (the master with white en-suite shower-room); and an attractive white three-piece family bathroom. The apartment benefits from: allocated secure gated off-road parking to the rear; locked bike store; double-glazed windows; central heating; a lift to all floors and well-established communal lawned gardens. Ideally suited to a young professional or a couple. OFFERED WITH NO VENDOR CHAIN. ****Pictures taken whilst tenanted****.





EPC Chart

Energy Performance Certificate



Flat 22, 38, Stanley Road, Whalley Range, MANCHESTER, M16 8HS

Dwelling type: Top-floor flat Reference number: 9464-2883-6025-9701-0715
 Date of assessment: 07 December 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 10 December 2019 Total floor area: 71 m²

Use this document to:

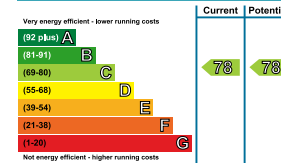
- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years: £ 1,308

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 183 over 3 years	Not applicable
Heating	£ 840 over 3 years	£ 840 over 3 years	
Hot Water	£ 285 over 3 years	£ 285 over 3 years	
Totals	£ 1,308	£ 1,308	

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.

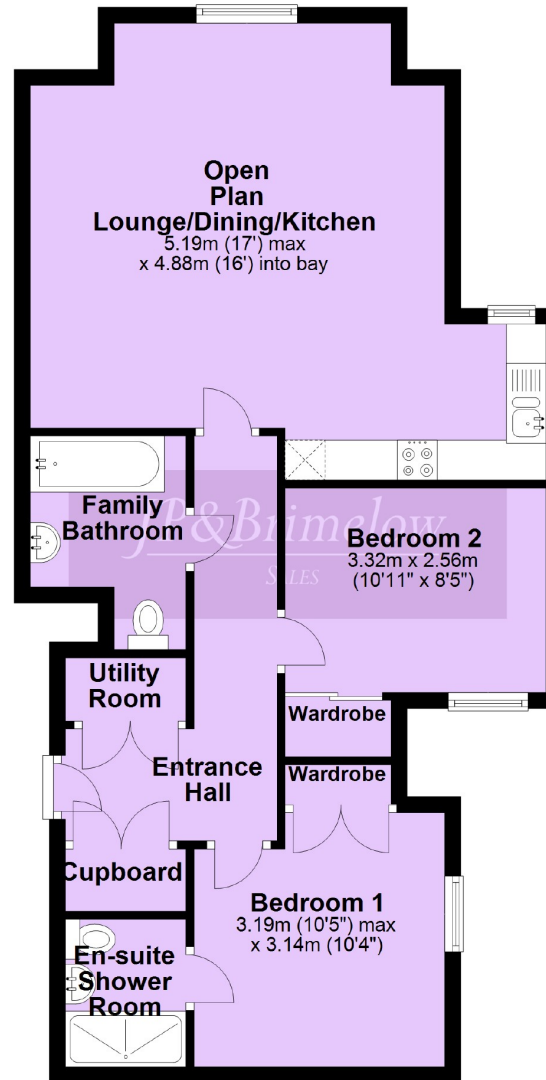
Energy Efficiency Rating



The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 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.

Leasehold With 135 years remaining. The service charge is £83.33 pcm. Annual ground rent of £189.86. (Information as per current vendor) July 2019. Council Tax Band: B

Top Floor



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