

# JULIAN WADDEN



40 Tatton Court Derby Road  
Heaton Moor  
Guide price £79,950



Square Footage: 414  
 Council Tax Band: B  
 Tenure: Leasehold  
 Service Charge: £629.70 Half Year  
 Sat Nav Directions: SK4 4NL

Offered to the market with NO CHAIN, is this one double bedroom first floor apartment within a sought after Heaton Moor retirement development.

Requiring some modernisation, this property is ideal for somebody wishing to update and modernise to their own tastes, with the accommodation in brief comprising: entrance hall with large storage cupboard off, a bathroom providing a three piece suite, a double bedroom with a built-in wardrobe and a fitted kitchen opening into a generous lounge/diner.

Set in communal lawned gardens, the development benefits from a private bowling green to the rear, car parking facilities, lifts to all floors, communal lounge, library, laundry room, house manager and a resident's social club which offers a range of events.

Please contact our office now to arrange a viewing.

**Energy Performance Certificate** HM Government

Flat 40 Tatton Court, 35, Derby Road, STOCKPORT, SK4 4NL  
 Dwelling type: Mid-floor flat Reference number: 0428-1990-7249-6318-2970  
 Date of assessment: 02 November 2018 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 02 November 2018 Total floor area: 38 m<sup>2</sup>

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 taking improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 828</b>
<b>Over 3 years you could save</b>	<b>£ 141</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 120 over 3 years	£ 120 over 3 years	
Heating	£ 289 over 3 years	£ 188 over 3 years	<b>You could save £ 141 over 3 years</b>
Hot Water	£ 399 over 3 years	£ 399 over 3 years	
<b>Totals</b>	<b>£ 828</b>	<b>£ 887</b>	

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 includes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Net energy efficient - lower running costs

Current	Potential
45	48

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 5. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65). 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.

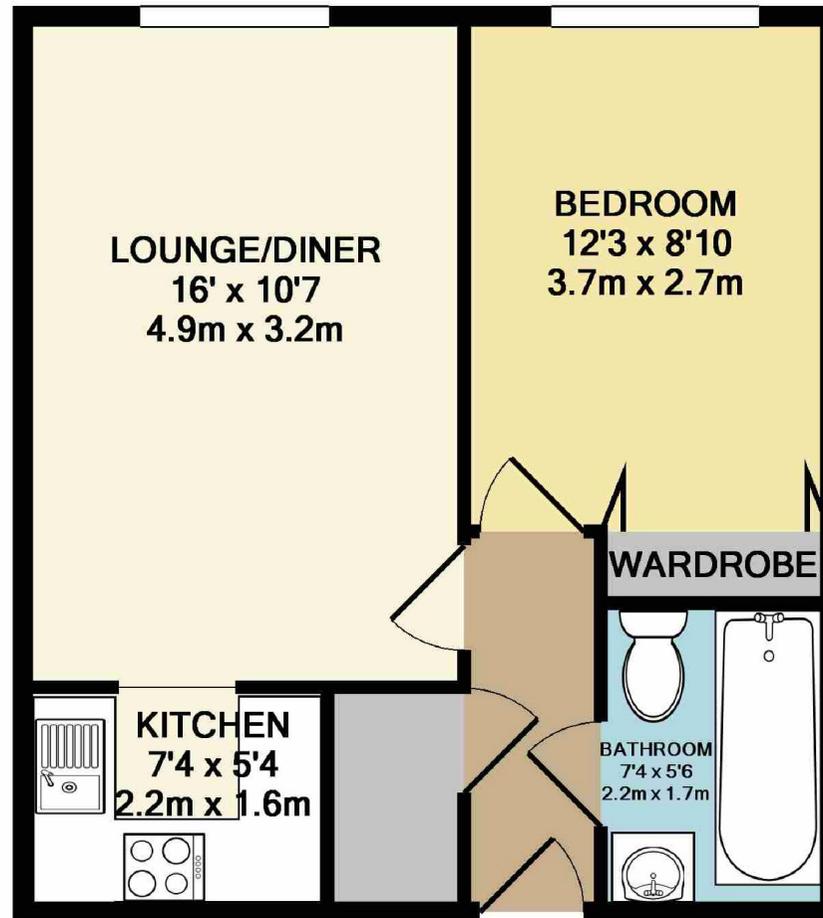
**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 High heat retention storage heaters	£800 - £1,200	£ 60
2 Replacement glazing units	£1,000 - £1,400	£ 81

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-graph-calculator](http://www.gov.uk/energy-graph-calculator) or call 0800 128 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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TOTAL APPROX. FLOOR AREA 414 SQ.FT. (38.4 SQ.M.)  
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Please note these particulars have been prepared as a general guidance only. A survey has not been carried out, nor services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance and illustration only and may not be to scale. Neither Julian Wadden & Co, nor the vendor, accept any responsibility in respect of these particulars and if there are any matters likely to affect your decision to buy please consult your legal representative.