

JULIAN WADDEN



53 Riverside Court Palatine Didsbury



Guide price £180,000
 Square Footage: 806
 Council Tax Band: B
 Tenure: Leasehold
 Service Charge:
 Sat Nav Directions: M20 2UF

A superbly spacious two double bedroom apartment forming part of a purpose-built development ideally located in a leafy corner of Didsbury nestled between the area's three golf courses. The amenities of both Didsbury and West Didsbury villages are set within striking distance from the property, whilst the motorway network is also easily accessible. Ideal for first time buyers, young professionals and buy to let investors, the property boasts light and airy accommodation with impressive room sizes, a private balcony and secure gated resident's car parking.

Internal viewing will reveal; well-kept communal areas, a modern fitted breakfast kitchen featuring contemporary grey high gloss wall and base units, a generous open living dining room with large feature window and access onto the balcony, two true double bedrooms, family bathroom complete with a white three-piece suite. Useful storage cupboards can be located around the apartment.

Externally the development enjoys mature and well maintained communal gardens and dedicated secure off-road parking. Apartment 53 is positioned on the first floor and benefits from a private balcony with garden aspect.

Viewing strongly recommended! Contact our office for further information.

Energy Performance Certificate

SAAP

Flar 53 Riverside Court, 214, Pheasant Road, MANCHESTER, M20 2UF
 Dwelling type: Mid-floor flat
 Date of assessment: 07 December 2008
 Date of certificate: 07 December 2008
 Reference number: 0038-2936-4282-5568-3020
 Total floor area: 75 sqm

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Best	Potential	Current	Best	Potential
A	A	A	B	A	A
B	B	B	C	B	B
C	C	C	D	C	C
D	D	D	E	D	D
E	E	E	F	E	E
F	F	F	G	F	F
G	G	G	G	G	G

Energy Efficiency Rating: 83
 Environmental Impact (CO₂) Rating: 75

England & Wales
 The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales
 The environmental impact rating is a measure of the home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	195 kWh/m ² per year	150 kWh/m ² per year
Carbon dioxide emissions	2.2 tonnes per year	1.8 tonnes per year
Lighting	£30 per year	£30 per year
Heating	£275 per year	£214 per year
Hot water	£29 per year	£25 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

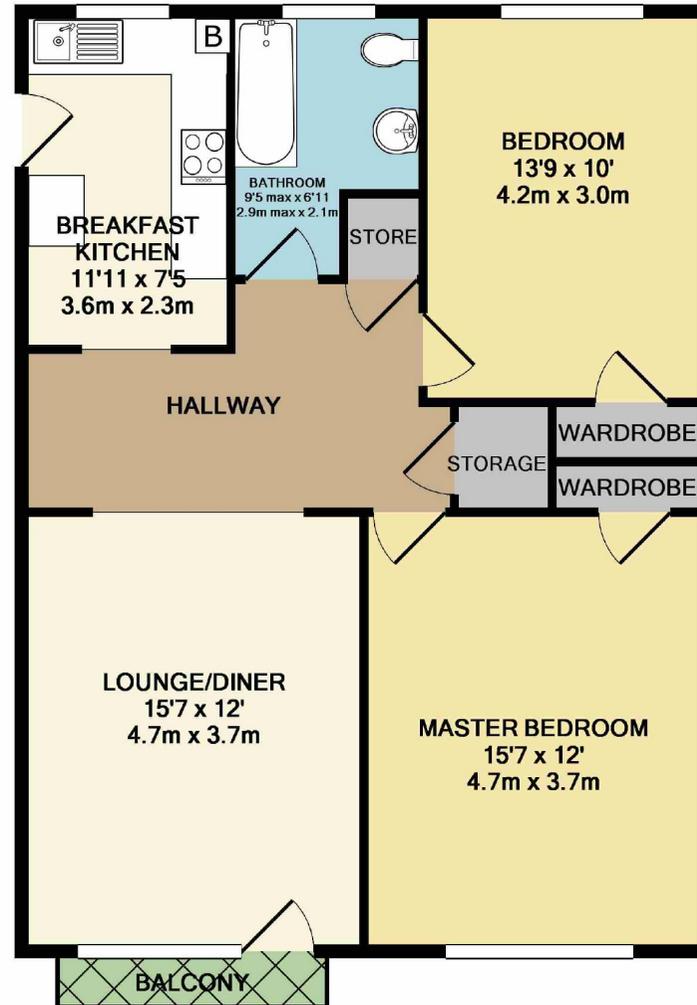
To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EPC to provide information on how to improve its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 912 812 or visit www.energyrating.gov.uk/myhome

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TOTAL APPROX. FLOOR AREA 806 SQ.FT. (74.8 SQ.M.)
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