

JULIAN
WADDEN



Apartment 23, Mersey Road
West Didsbury
Guide price £190,000



Square Footage: 509
Council Tax Band: C
Tenure: Leasehold
Service Charge: £75/ month
Sat Nav Directions: M20 2PX

A newly decorated and beautifully presented top floor apartment occupying a corner position in this very popular modern development, superbly located within close proximity to fashionable Burton Road, within easy reach of Didsbury village and close to a great range of transport links. With residents parking and positioned in a quiet cul de sac location, this is bound to appeal to both young professionals as well as buy to let investors with a potential yield of 5.5%.

The accommodation, accessed via a secure communal entrance comprises a hallway with a large storage cupboard, the open plan lounge/ diner, a fitted kitchen with window to the side, 2 well proportioned bedrooms with the master benefitting from built in wardrobes and the family bathroom.

Externally there are well maintained communal grounds and residents parking.



Energy Performance Certificate

Flat 23 Tall Trees, 8, Mersey Road, MANCHESTER, M20 2PX

Dwelling type: Top-floor flat

Date of assessment: 25 September 2014

Date of certificate: 25 September 2014

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:

Over 3 years you could save

£ 1,287

£ 183

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 126 over 3 years	
Heating	£ 848 over 3 years	£ 591 over 3 years	
Hot Water	£ 357 over 3 years	£ 357 over 3 years	
Totals	£ 1,257	£ 1,074	You could save £ 183 over 3 years

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

Very energy efficient - Green (rating 91-100)

Good - Yellow (rating 79-90)

Fair - Orange (rating 69-78)

Below average - Red (rating 55-68)

Low energy efficient - Light orange (rating 45-54)

Very low energy efficient - Dark red (rating 35-44)

Very low energy efficient - Red (rating 25-34)

Very low energy efficient - Dark red (rating 15-24)

Very low energy efficient - Red (rating 5-14)

Current

Potential

77

80

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

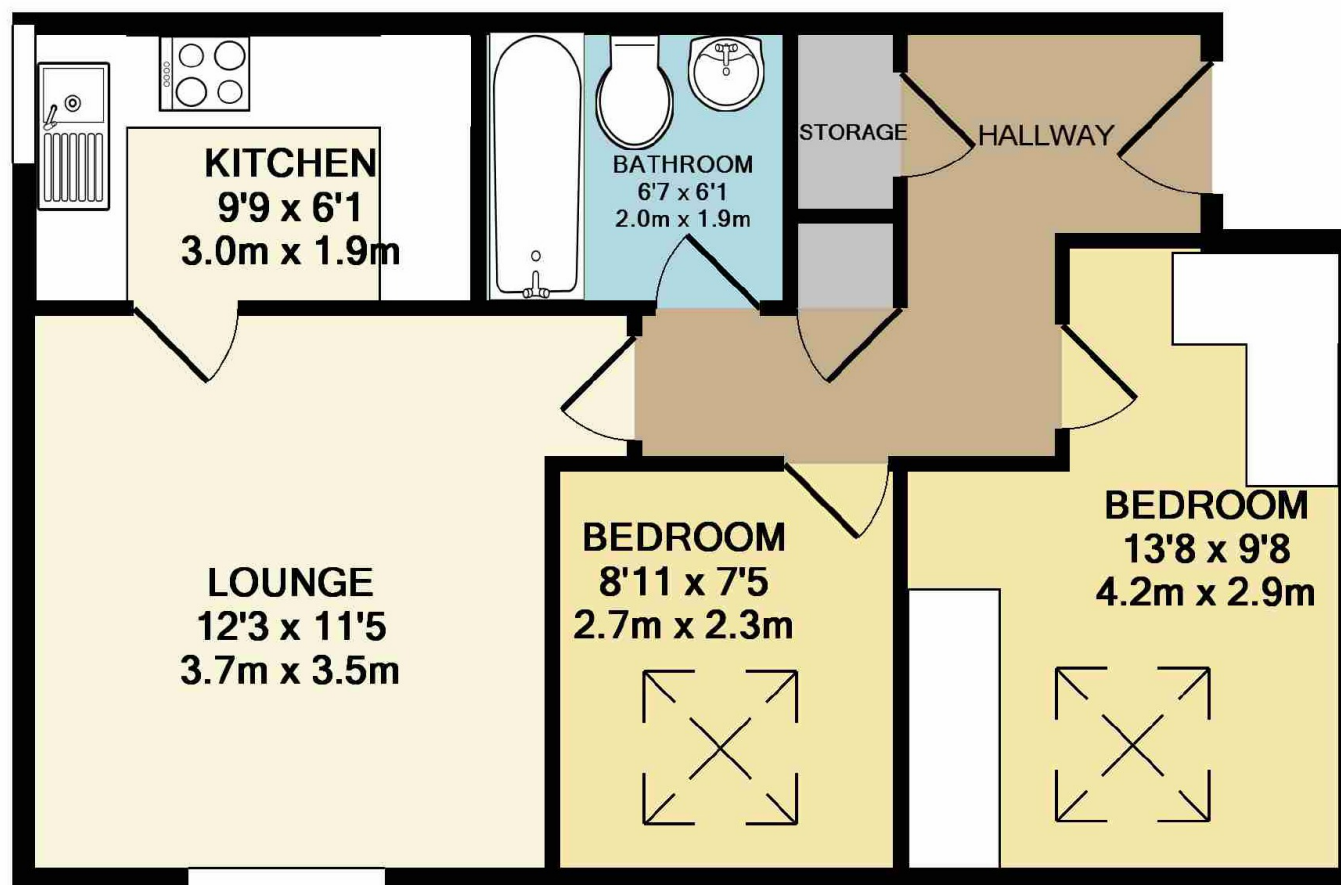
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Increase loft insulation to 270 mm	£100 - £350	£ 64	
2. Low energy lighting for all fixed outlets	£95	£ 69	

To find out more about the recommended measures and other actions you could take to save money, visit [www.gov.uk/energy-guidance](#) or call 0800 125 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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A photograph of a bright, empty room. It features a large skylight in the ceiling, a white radiator on the wall, and a light-colored wooden floor. The room is well-lit by natural light from the skylight.

A photograph of a large, multi-story brick building. It has many windows and a dark roof. The building is surrounded by greenery and a paved area in the foreground.



TOTAL APPROX. FLOOR AREA 509 SQ.FT. (47.3 SQ.M.)

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Didsbury Branch
764B Wilmslow Road, Manchester, M20 2DR | 0161 434 4311
didsbury@julianwadden.co.uk | www.julianwadden.co.uk

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.

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