

JULIAN WADDEN



Apartment 5 Milden Close
Didsbury
Guide price £140,000



Square Footage: 363
Council Tax Band: A
Tenure: Leasehold
Service Charge: £75 pcm
Sat Nav Directions: M20 6EP

Tucked away within a private purpose built development just a short stroll from Didsbury Village, is this well presented light and airy top floor apartment which occupies a superb position within the block and makes for an ideal investment property or first time buyer home. Offered to market chain free.

Conveniently located within easy reach of the Didsbury village, Fog Lane park and a range of transport links right on the doorstep, this is a great opportunity to climb on the property ladder in a sought after sector of Didsbury.

In brief the accommodation comprises; entrance hallway, spacious living room, fitted kitchen, double bedroom with ample space for wardrobes, a modern bathroom with three piece suite and convenient storage. The property is double glazed and accessed via a secure communal entrance. Externally the property benefits from well maintained communal gardens and ample off road parking for residents and guests.

Contact our offices for further details and to book your viewing!



Energy Performance Certificate

**Flat 5 Austin Court 2 Millen Close
MANCHESTER
M20 6EP**

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

Dwelling type: Top-floor flat
Date of assessment: 13 January 2009
Date of certificate: 13 January 2009
Reference number: B156-7475-002-0898-313
Expiry date: 31 May 2011

Rating	A	B	C	D	E	F	G
Current	<div style="background-color: #f0f0f0; width: 100%;"></div>						
Potential	<div style="background-color: #d0e0ff; width: 100%;"></div>						

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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 homes are and the lower the bill payments are likely to be.

England & Wales

The environmental impact rating is a measure of a 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.

	Current	Potential
Energy use	986 kWh/m ² per year	714 kWh/m ² per year
Carbon dioxide emissions	5.0 tonnes per year	3.6 tonnes per year
Lighting	£395 per year	£12 per year
Heating	£420 per year	£20 per year
Hot water	£227 per year	£15 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above tables provide 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 other charges. They do not include the cost of electricity used by electrically powered appliances which have to be compared with another. Always check the date the certificate was issued, because fuel prices can move very quickly and energy saving measures may be available at a later date.

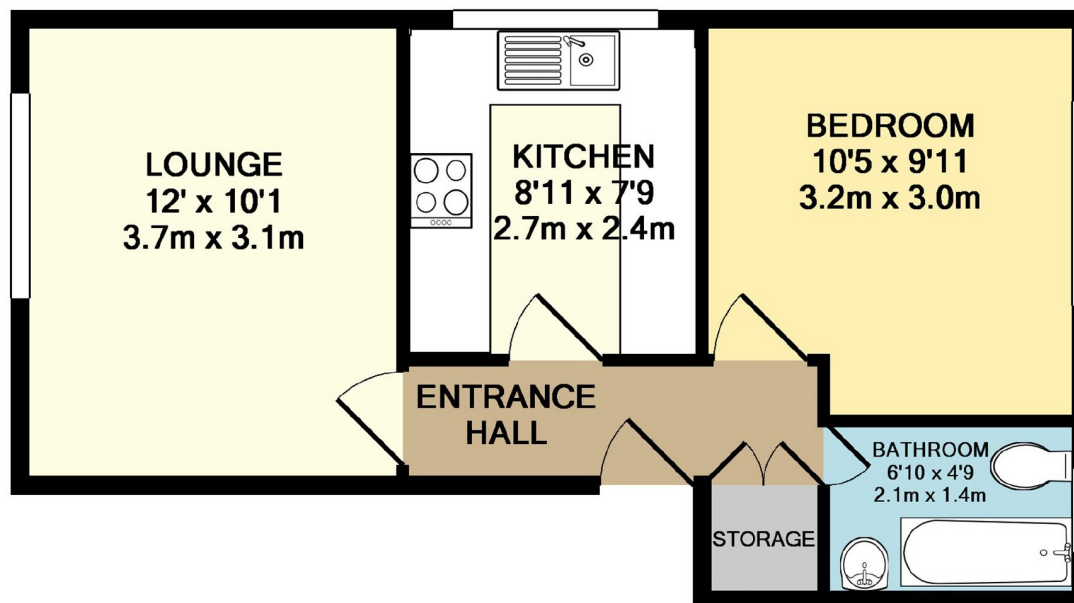
To see how this home can achieve its potential rating please see the recommended measures.

The address and date taken at the dwelling in this EPC may be given to EST to provide information on planned future improvements to energy efficiency.

For advice on how to take action and to find out about offers available to help make your home most energy efficient call 0800 512 012 or visit www.energyexpert.gov.uk/advicehome

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TOTAL APPROX. FLOOR AREA 363 SQ.FT. (33.7 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.