

JULIAN
WADDEN





Flat 5, 7 Dundreggan Gardens
Didsbury
Guide price £400,000



Square Footage: 784
Council Tax Band: D
Tenure: Leasehold
Service Charge: £164.81/ month
Sat Nav Directions: M20 2EJ

Enjoying a superb corner position on the first floor of the hugely desirable 'Dundreggan Gardens', a landmark gated development in the grounds of 'Needham Hall'. With both stair and lift access and secure allocated undercroft parking, the apartment enjoys a fantastic sun terrace which can be accessed from all the principle rooms, as well as a generous balance of 2 bedroom, 2 bathroom accommodation and a high specification of finish throughout. Positioned next door to Marie Louise Gardens, the apartment enjoys easy access to both Didsbury and West Didsbury villages, with an excellent range of road, rail and metro transport links all within easy reach.

Accessed via the secure communal entrance with both lift and stair access to the first floor, the accommodation comprises a spacious entrance hallway with a useful storage cupboard at one end, the generous open plan lounge/ dining space which benefits from a south facing picture window to the side, a second window and glazed door opening onto the balcony. The kitchen area is open from the living space and is fitted with a comprehensive range of storage units and integrated appliances.

The master bedroom is positioned at the opposite end of the apartment from the main living space and has been fitted with two particularly attractive runs of built in wardrobes and a dressing/ study table and also has glazed door leading to the balcony and an internal door to a nice en-suite complete with large walk in shower enclosure. The second double bedroom also has the same access to the balcony and is conveniently positioned close to the family bathroom which is fitted with an attractive white suite.

The sun terrace is enclosed to 3 sides affording a good degree of privacy and more suitable to those rare occasions when the sun isn't shining!

Externally there are beautifully landscaped gardens around the development with gated access for residents. The secure undercroft car park is positioned conveniently close to the communal entrance to this apartment.



Energy Performance Certificate

Apartment 6, 7, Dundreggan Gardens, MANCHESTER, M20 2EJ

Dwelling type:Mid-floor flat

Reference number:8278-7820-5580-5593-5592

Date of assessment:17 January 2018

Type of assessment:RdSAP: existing dwelling

Date of certificate:17 January 2018

Total floor area:102 m²

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 heating improvement measures

Estimated energy costs of dwelling for 3 years:

£ 1,137

Over 3 years you could save£ 45

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 204 over 3 years	
Heating	£ 584 over 3 years	£ 570 over 3 years	
Hot Water	£ 318 over 3 years	£ 318 over 3 years	
Totals	£ 1,137	£ 1,092	You could save £ 45 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 - lower running costs

100-91

A

90-81

B

80-69

C

55-54

D

53-49

E

44-39

F

35-34

G

1-10

H

Not energy efficient - higher running costs

Current

Potential

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).

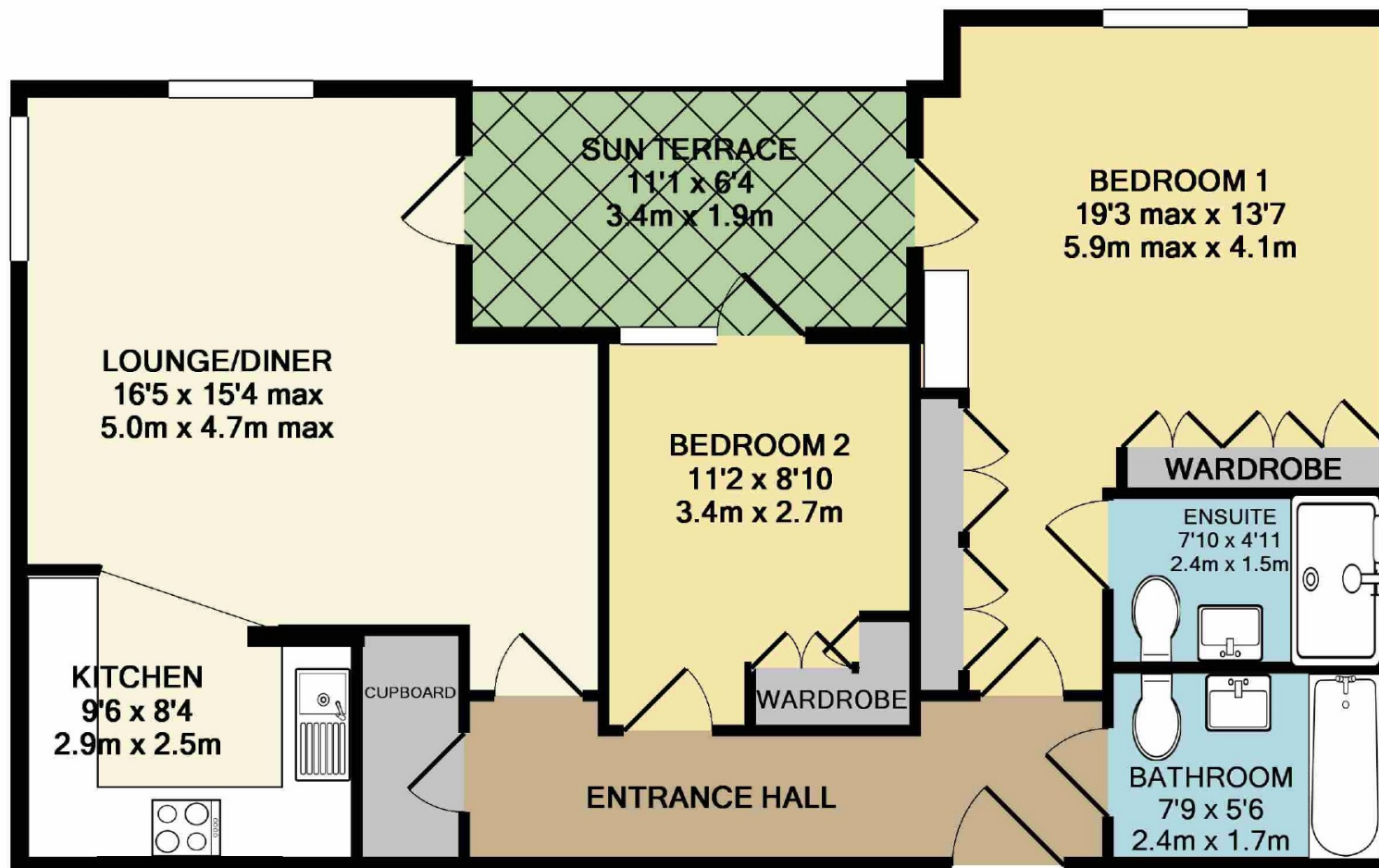
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£15	£ 45

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-guidance or call 0800 123 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 784 SQ.FT. (72.8 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.

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