

JULIAN
WADDEN



22 Rectory Court
Church Lane, Marple
Guide price £115,000



Square Footage: 410
Council Tax Band: B
Tenure: Leasehold
Service Charge:1984.50
Sat Nav Directions: SK6 7AY

NO CHAIN & FINISHED TO AN EXCEPTIONAL STANDARD.

Available to males over the age of 65 years and females over the age of 60 years is this recently refurbished one bedroom apartment set within this popular retirement block in the centre of Marple and close to all local amenities. Rectory Court offers communal parking and gardens, a lift service and a communal lounge and kitchen for coffee mornings to be enjoyed by residents.

The apartment is located on the first floor, within close proximity to all communal facilities. In brief the property offers; a modern fitted bathroom with large walk in shower, a large double bedroom with mirrored fitted wardrobes, the lounge which spans over 16 feet in length is light and airy and the kitchen area has ample storage space with integrated hob and oven. The property also benefits from a communal wash room where an array of washing and drying machines can be found. The following recent works have been carried out: new stainless steel Heatrae Megaflo hot water cylinder installed, new modern Myson electric radiators, new Mira Sport electric shower installed and new circuit boards installed.

Energy Performance Certificate

Flat 22 Rectory Court, 114, Church Lane, Marple, STOCKPORT, SK6 7AY

Dwelling type:Mid-floor flat

Reference number:0555-2820-7162-9103-2311

Date of assessment:01 June 2017

Type of assessment:RdSAP: existing dwelling

Date of certificate:01 June 2017

Total floor area:39 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 installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 821

Over 3 years you could save

£ 330

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 163 over 3 years	£ 99 over 3 years	
Heating	£ 278 over 3 years	£ 120 over 3 years	
Hot Water	£ 462 over 3 years	£ 372 over 3 years	
Totals	£ 903	£ 591	<div>You could save £ 330 over 3 years</div>

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

100 (A++)

95 (A+)

90 (A)

85 (B)

80 (C)

75 (D)

70 (E)

65 (F)

60 (G)

55 (H)

50 (I)

45 (J)

40 (K)

35 (L)

30 (M)

25 (N)

20 (O)

15 (P)

10 (Q)

5 (R)

0 (S)

100

95

90

85

80

75

70

65

60

55

50

45

40

35

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25

20

15

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100

95

90

85

80

75

70

65

60

55

50

45

40

35

30

25

20

15

10

5

0

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 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

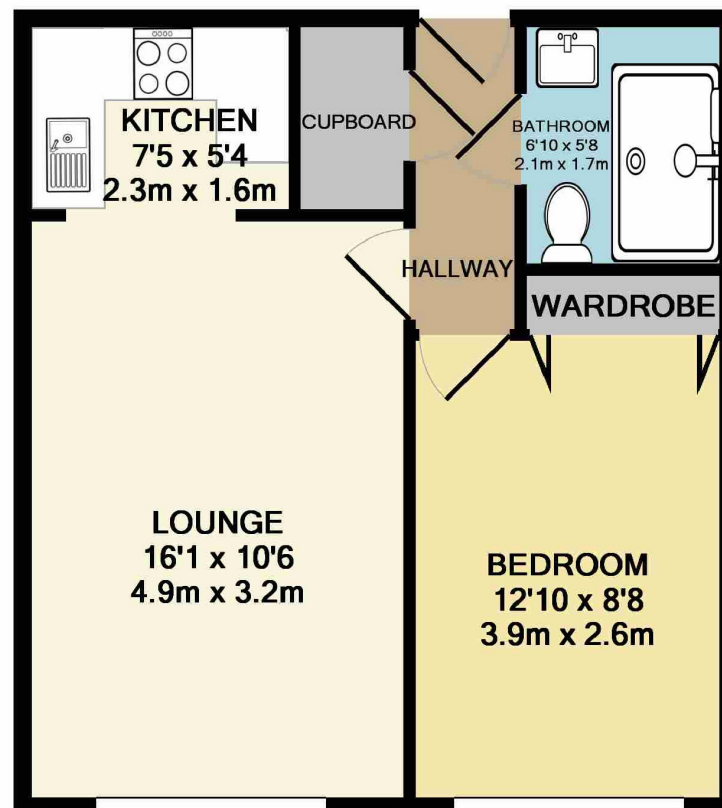
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£25	£ 66
2 High heat retention storage heaters	£900 - £1,200	£ 169
3 Replacement glazing units	£1,000 - £1,400	£ 75

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/home-energy-grants-calculator or call 0300 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 410 SQ.FT. (38.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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