JULIAN
WADDEN
RETIREMENT
PROPERTIES
for sale

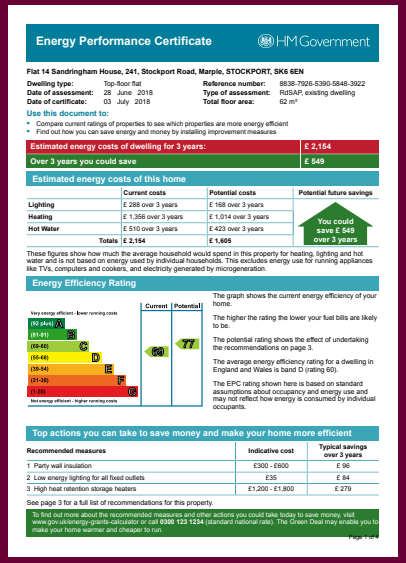
14 Sandringham House

Marple

Guide price £159,950

Square Footage: 650
Council Tax Band:
Tenure: Leasehold
Service Charge:3,000 per year
Sat Nav Directions: SK6 6EN

Ideally located spacious first floor two bedroom retirement apartment is perfect for someone looking to downsize, with only a short walk into the Village and great public transport links. In brief the accommodation comprises entrance hallway with intercom system, spacious and well lit open plan living / dining area with focal fireplace with kitchen leading off. The hallway also offers useful storage space as a utility cupboard and airing cupboard. There is a well presented three piece bathroom suite. The Master bedroom is a generous size with fitted wardrobes, there is also a further well proportioned single bedroom. The complex also offers mature communal gardens, a laundry room and a spacious communal sitting room hosting coffee mornings etc.



Energy Performance Certificate — HM Government

Flat 14 Sandringham House, 241, Stockport Road, Marple, STOCKPORT, SK6 6EN

Dwelling type:	Top-floor flat	**Reference number:**	8838-7926-5390-5848-3922
Date of assessment:	28 June 2018	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	03 July 2018	**Total floor area:**	62 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:	**£ 2,154**
Over 3 years you could save	**£ 549**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 288 over 3 years	£ 168 over 3 years	You could save £ 549 over 3 years
Heating	£ 1,356 over 3 years	£ 1,014 over 3 years	
Hot Water	£ 510 over 3 years	£ 423 over 3 years	
Totals	£ 2,154	£ 1,605	

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 excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

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).

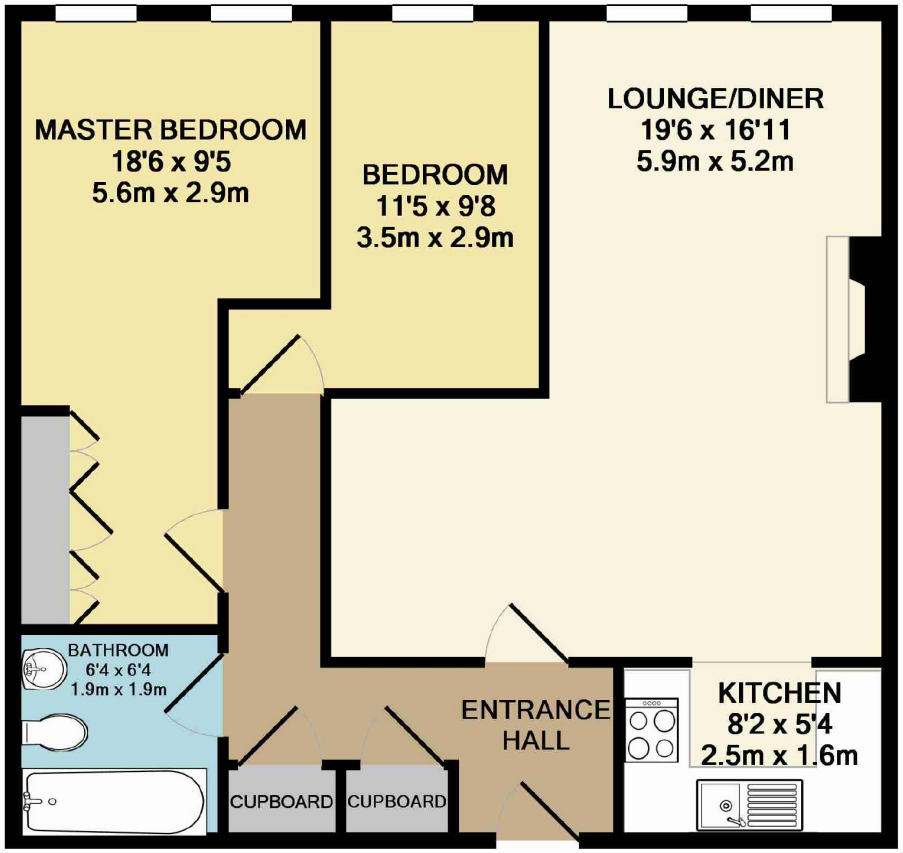
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Party wall insulation	£300 - £600	£ 96
2 Low energy lighting for all fixed outlets	£35	£ 84
3 High heat retention storage heaters	£1,200 - £1,800	£ 279

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/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.



TOTAL APPROX. FLOOR AREA 654 SQ.FT. (60.7 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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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.

JULIAN WADDEN

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