

JULIAN WADDEN





Bank Chambers
Market Place, Stockport
Guide price £119,950



Square Footage: 398
Council Tax Band:
Tenure: Leasehold
Service Charge:£90 - £100 per month
Sat Nav Directions: SK1 1AR

Introducing Bank Chambers SK1 Chic Loft Inspired Living set within the heart of Stockport's historic market place quarter* A stunning collection of boutique apartments boasting quality fixtures forming part of this imposing period conversion, occupying a central position with far reaching views across the town and beyond. Multiple units available with various configurations and kitchen designs, enquire with our sales team today! Available for immediate viewing.

A beautifully presented one bedroom, top floor studio apartment, set within a truly stunning conversion of a former bank. The property is centrally located on the market place opposite the Produce Hall and Stockport's famous Market Hall, and is within walking distance of Stockport Train and Bus stations. Apt 5 occupies a corner position within the building and enjoys impressive views across the town and beyond, a high spec kitchen and stylish bathroom. The property comprises: communal entrance with stairs and lift to all floors, private entrance area with storage cupboard off, a spacious open plan living/kitchen/diner with integrated appliances, light and airy bedroom, and a modern three piece bathroom featuring a three piece suite.

Internal viewing highly recommended!



Energy Performance Certificate

Apartment 5 Bank Chambers, St. Petersgate, STOCKPORT, SK1 1AR

Dwelling type:Mid-floor flat

Reference number:8628-7033-5080-8977-3002

Date of assessment:03 July 2018

Type of assessment:SAP, new dwelling

Date of certificate:03 July 2018

Total floor area:39 m²

Use this document to:
* Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:

£ 2,976

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|-----------|----------------------|----------------------|--------------------------|
| Lighting | £ 90 over 3 years | £ 90 over 3 years | |
| Heating | £ 2,235 over 3 years | £ 2,235 over 3 years | |
| Hot Water | £ 651 over 3 years | £ 651 over 3 years | Not applicable |
| Totals | £ 2,976 | £ 2,976 | |

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 coolers, and electricity generated by microgeneration.

Energy Efficiency Rating

100-149
A

81-100
B

61-80
C

41-60
D

21-40
E

1-20
F

Below 1
G

100-149
A

81-100
B

61-80
C

41-60
D

21-40
E

1-20
F

Below 1
G

40

40

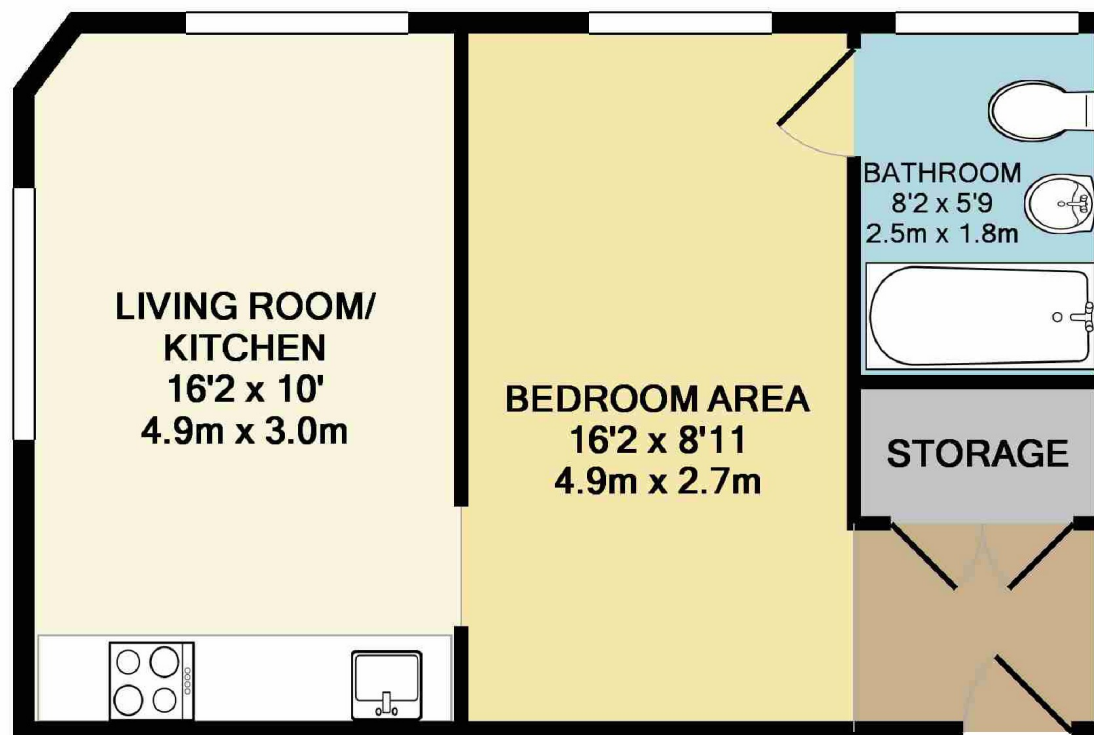
The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

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.

Page 1 of 3



TOTAL APPROX. FLOOR AREA 398 SQ.FT. (37.0 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

Made with Metropix ©2018

Stockport Exchange Branch
81-83 Wellington Road South, Stockport, SK1 3SL | 0161 474 8660
stockport@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.