



## New Union Street, Manchester, M4

**£255,000**

None

**Tenure:** Leasehold, **Bedrooms:** 2

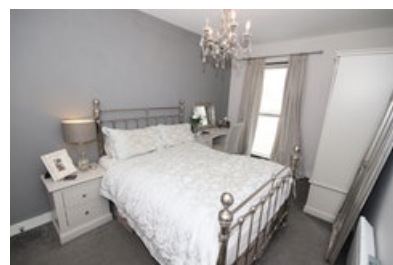
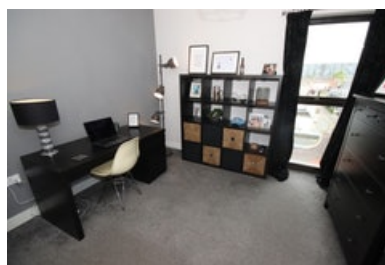
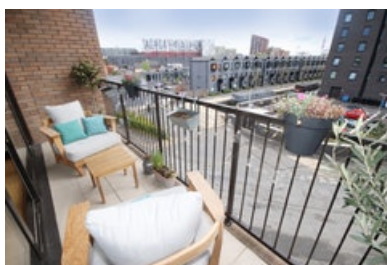
Housesimple are pleased to present to the market this stunning spacious apartment flat located in the sought after area of New Union Street Manchester. The property is accessed via a secure intercom system leading to a communal lobby area with lifts and stairs to the upper floors. The apartment

## Key features:

- Porter/Security
- En suite
- Bath tub
- Sought after area
- Communal Garden
- Large balcony
- Secure parking

## Extra info:

- **Property Age:** 5 years
- **Council Tax:** Band C (£1463.00 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Allocated Parking Spot
- **Lease info:** 240 years remaining  
**Ground Rent:** £250.00 per-annum  
**Maintenance:** £1250.00 per-year  
**Maintenance Company:** E&J Estates



Housesimple are pleased to present to the market this stunning spacious apartment flat located in the sought after area of New Union Street Manchester.

The property is accessed via a secure intercom system leading to a communal lobby area with lifts and stairs to the upper floors. The apartment occupies a premium position on the top (3rd) floor.

An entrance hallway leads to all rooms. To the right are large storage cupboards. To the left is the doorway access to the main bathroom with modern suite incorporating a full size bath and shower. The second door to the left leads to the master bedroom that has been tastefully decorated throughout. There is a doorway from the bedroom to the modern en-suite with double shower. Straight ahead from the hallway is the 2nd bedroom that is double sized and is currently being used as an office/study. At the end of the hallway to the right leads you to the main open plan living and kitchen area.

The main open plan living area comprises a modern contemporary kitchen with integrated appliances and floor and wall units. This living area is spacious and light due to the high glass panels running along most of the main wall. There are patio doors leading out to a larger than average balcony patio area.

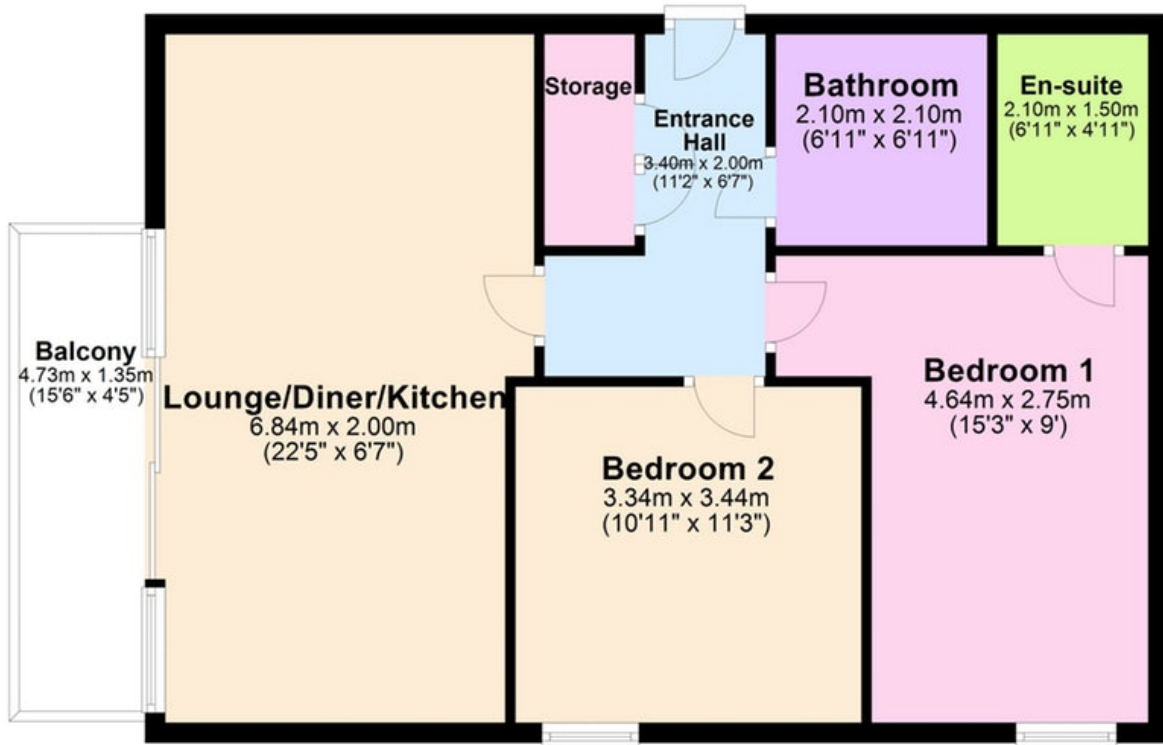
To the exterior of the property there is a large private communal garden with patio area. The property comes with a larger than usual secure parking space.

This property is located within walking distance of all amenities and in a sought after development of central Manchester.

Early viewing is recommended to fully appreciate all the features this property has to offer.

Floor plan:

Ground Floor



## Energy Performance Certificate:

**Energy Performance Certificate**

**Flat 23 Burgess House, 9, New Union Street, MANCHESTER, M4 6BW**

**Dwelling type:** Top-floor flat      **Reference number:** 9638-2953-7349-3304-0984  
**Date of assessment:** 17 November 2014      **Type of assessment:** SAP, new dwelling  
**Date of certificate:** 17 November 2014      **Total floor area:** 67 m<sup>2</sup>

**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:**
**£ 1,887**

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 129 over 3 years	£ 129 over 3 years	Not applicable
<b>Heating</b>	£ 1,002 over 3 years	£ 1,002 over 3 years	
<b>Hot Water</b>	£ 756 over 3 years	£ 756 over 3 years	
<b>Totals</b>	<b>£ 1,887</b>	<b>£ 1,887</b>	

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**

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current	Potential
63	63

The graph shows the current energy efficiency of your home.

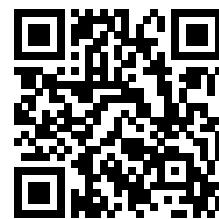
The higher the rating the lower your fuel bills are likely to be.

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.

### MISREPRESENTATION ACT, 1967.

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