



## Latimer Close, Widnes, WA8

**£85,000**

Offers in Excess of

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

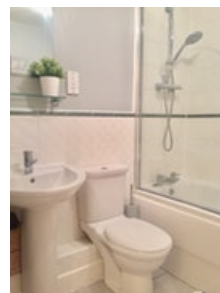
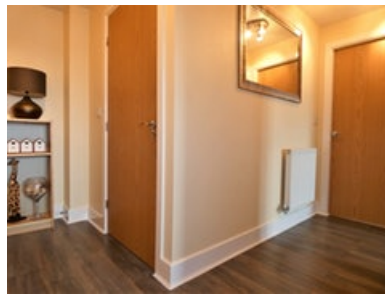
WELCOME TO YOUR NEW LIFESTYLE! - Located in a convenient part of town, you can find this modern first floor, two-bedroom apartment. We enter the property via a secure lobby with stairs rising to the first floor leading to the entrance. We enter the apartment into a spacious hallway. T

## Key features:

- ALLOCATED PARKING SPACE
- OPEN-PLAN LIVING
- PRIME LOCATION
- TWO BEDROOMS

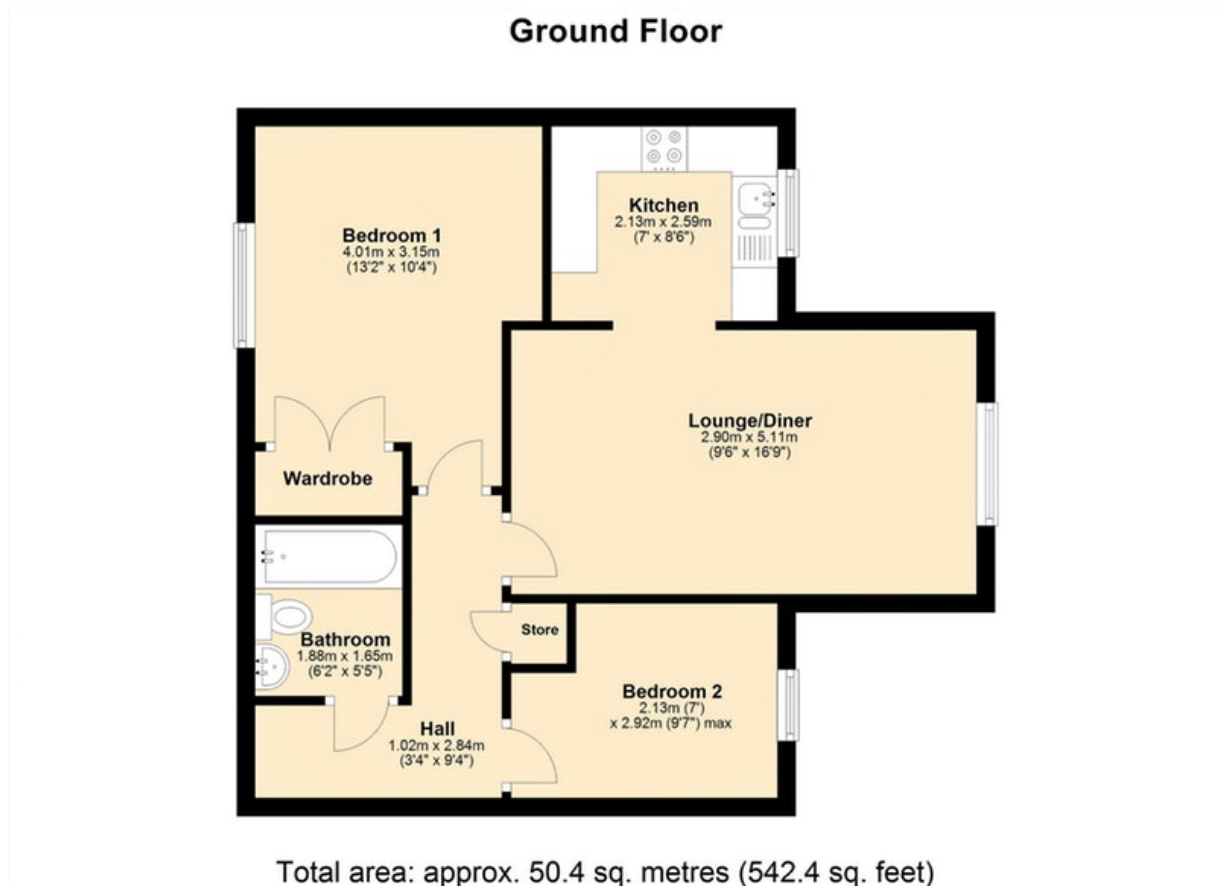
## Extra info:

- **Property Age:** 12 years
- **Council Tax:** Band B (£111.00 per-month)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Allocated Parking Spot
- **Lease info:** 238 years remaining  
**Ground Rent:** £150.00 per-annum  
**Maintenance:** £1088.54 per-year



WELCOME TO YOUR NEW LIFESTYLE! - Located in a convenient part of town, you can find this modern first floor, two-bedroom apartment. We enter the property via a secure lobby with stairs rising to the first floor leading to the entrance. We enter the apartment into a spacious hallway. There are two bedrooms, The master of which boasts integrated wardrobes and stylish decor. There is three-piece family bathroom suite. Finally there is a stylish lounge/diner. With a quality finish and flooded with natural light, this room is well presented and ready to live in. This room boasts laminate flooring, and opens up into the conveniently spaced kitchen. The kitchen comprises a range of modern kitchen units with rolltop worksurfaces over. With a range of integrated appliances including oven and hob. The development sits on large grounds with plenty of parking, with allocated spaces for each property. Be ideal first time buyer home, or investment opportunity; This apartment is available to view, do not miss out. Book your viewing online today.

Floor plan:



## Energy Performance Certificate:

Energy Performance Certificate

**10, Latimer Close, WIDNES, WA8 9NR**

<b>Dwelling type:</b> Mid-floor flat	<b>Reference number:</b> 8503-0746-0129-5496-1123
<b>Date of assessment:</b> 14 September 2012	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 14 September 2012	<b>Total floor area:</b> 51 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 960</b>
<b>Over 3 years you could save</b>	<b>£ 81</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 99 over 3 years	<div style="background-color: #27ae60; color: white; padding: 10px; width: 50px; margin: 0 auto;">                     You could save £ 81 over 3 years                 </div>
Heating	£ 558 over 3 years	£ 567 over 3 years	
Hot Water	£ 213 over 3 years	£ 213 over 3 years	
<b>Totals</b>	<b>£ 960</b>	<b>£ 879</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**

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #27ae60; color: white;">(92 plus) A</td> <td style="background-color: #27ae60; color: white;">B</td> <td style="background-color: #27ae60; color: white;">C</td> <td style="background-color: #27ae60; color: white;">D</td> <td style="background-color: #27ae60; color: white;">E</td> <td style="background-color: #27ae60; color: white;">F</td> <td style="background-color: #27ae60; color: white;">G</td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	B	C	D	E	F	G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #0070c0; color: white;">Current</th> <th style="background-color: #0070c0; color: white;">Potential</th> </tr> <tr> <td style="text-align: center;">80</td> <td style="text-align: center;">82</td> </tr> </table>	Current	Potential	80	82	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>
(92 plus) A	B	C	D	E	F	G							
Current	Potential												
80	82												

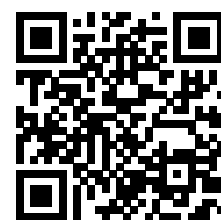
**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£35	£ 78

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](http://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.

**MISREPRESENTATION ACT, 1967.**

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