

Livingston Avenue, Manchester, M22

£115,000

Offers in Excess of

Tenure: Leasehold, **Bedrooms:** 2

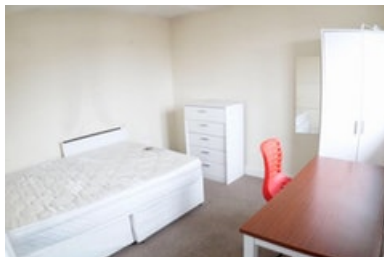
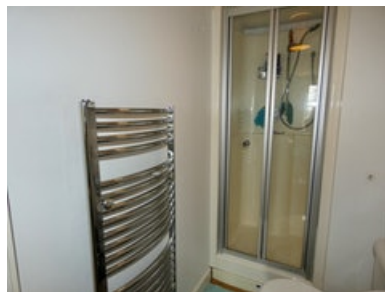
A great opportunity to acquire a second floor two bedroom apartment in a purpose built block. The property is well positioned for local transport links to shops and most importantly Manchester Airport. The property would be ideal for someone looking to get on the property ladder or indeed the inves

Key features:

- 2 Bedrooms
- Apartment
- Excellent Investment Opportunity
- NO CHAIN
- Close to the Airport
- Viewing Recommended
- Parking Space
- 2 bathrooms
- Loft

Extra info:

- **Property Age:** 15 years
- **Council Tax:** Band B (£1280.22 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Allocated Parking Spot
- **Lease info:** 111 years remaining
Ground Rent: £75.00 per-annum
Maintenance: £88.00 per-month



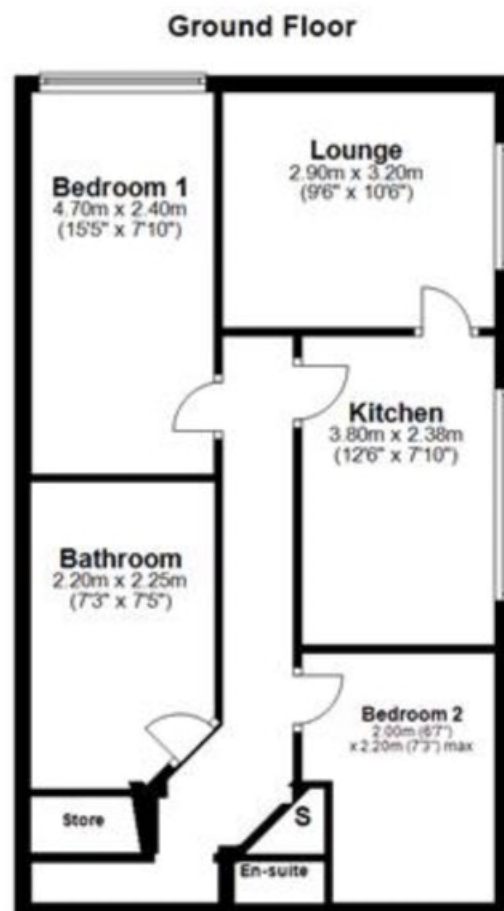
A great opportunity to acquire a second floor two bedroom apartment in a purpose built block. The property is well positioned for local transport links to shops and most importantly Manchester Airport.

The property would be ideal for someone looking to get on the property ladder or indeed the investment buyer. With dedicated parking space, the accommodation comprises communal entrance hall and stairs, leading to the apartment which in itself comprises entrance hall, two bedrooms, master with ensuite, bathroom, lounge and spacious dining kitchen.

Viewing of this attractively presented property is very highly recommended and offers an outstanding opportunity for investment

For Sale with NO ONWARD CHAIN.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

39, Livingston Avenue, Wythenshawe, MANCHESTER, M22 1BY

Dwelling type: Top-floor flat	Reference number: 8904-6638-1929-2806-3123
Date of assessment: 07 September 2012	Type of assessment: RdSAP, existing dwelling
Date of certificate: 17 September 2012	Total floor area: 55 m ²

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:	£ 1,500
Over 3 years you could save	£ 591

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 108 over 3 years	£ 117 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 591 over 3 years </div>
Heating	£ 702 over 3 years	£ 465 over 3 years	
Hot Water	£ 690 over 3 years	£ 327 over 3 years	
Totals	£ 1,500	£ 909	

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: #4caf50; color: white;">(92 plus) A</td> <td style="background-color: #8bc34a; color: white;">B</td> <td style="background-color: #ffc107; color: white;">C</td> <td style="background-color: #ffc107; color: white;">D</td> <td style="background-color: #ffc107; color: white;">E</td> <td style="background-color: #ffc107; color: white;">F</td> <td style="background-color: #e91e63; 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; font-size: 2em;">70</td> <td style="text-align: center; font-size: 2em;">82</td> </tr> </table>	Current	Potential	70	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												
70	82												

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

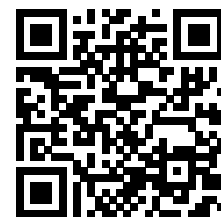
Recommended measures	Indicative cost	Typical savings over 3 years
1 Fan-assisted storage heaters	£900 - £1,200	£ 588

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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