

Grimshaw Lane, Manchester, M24

£80,000

Offers in Excess of

Tenure: Leasehold, **Bedrooms:** 1

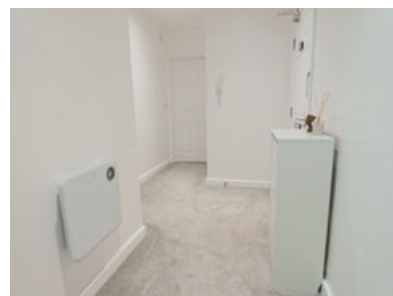
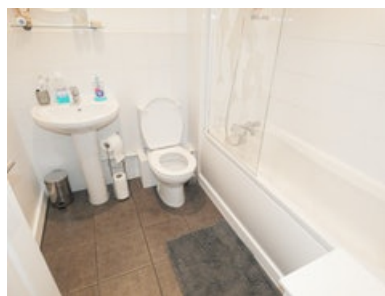
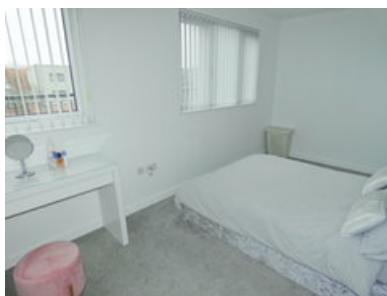
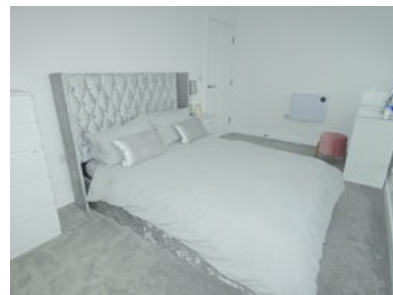
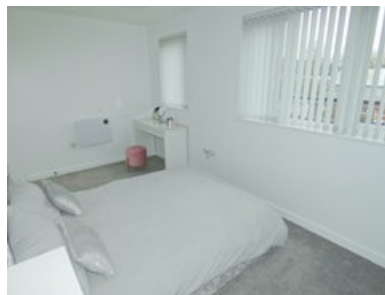
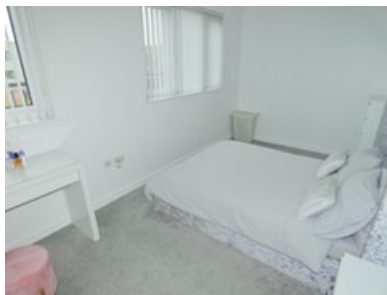
IDEAL FIRST TIME BUYER / INVESTMENT OPPORTUNITY This one bedroom second-floor apartment is a definite to view if you want easy access to Manchester but comfortable, secure living. Located outside Middleton centre, the apartment is within walking distance of all main amenities including Middlet

Key features:

- Balcony
- Modern Kitchen
- Double Glazed
- Lift

Extra info:

- **Property Age:** 12 years
- **Council Tax:** Band A (£1238.00 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Allocated Parking Spot
- **Lease info:** 136 years remaining
Ground Rent: £200.00 per-annum
Maintenance: £960.00 per-annum
Maintenance Company: Hunters RBM Services



IDEAL FIRST TIME BUYER / INVESTMENT OPPORTUNITY

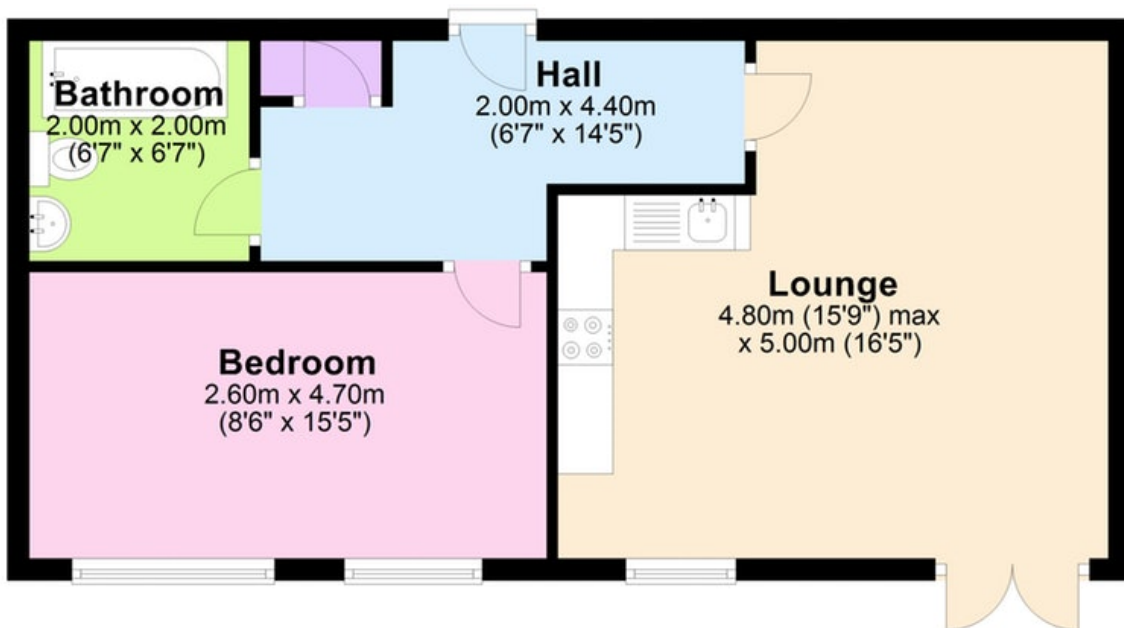
This one bedroom second-floor apartment is a definite to view if you want easy access to Manchester but comfortable, secure living. Located outside Middleton centre, the apartment is within walking distance of all main amenities including Middleton bus station, arena and shops and offers excellent commuting links into Oldham and Manchester.

The property comprises of hallway, open plan living and modern kitchen area, 3piece white bathroom suite, and spacious bedroom. Double glazing windows/patio door leading to balcony, electric heating. Intercom door entry system and communal parking for residents and visitors with shared rear gardens.

Floor plan:

Ground Floor

Approx. 47.2 sq. metres (508.2 sq. feet)



Total area: approx. 47.2 sq. metres (508.2 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

Apartment 31 Wince Brook Court, Grimshaw Lane, Middleton, MANCHESTER, M24 2RG

Dwelling type: Top-floor flat	Reference number: 9188-9001-6235-7340-1210
Date of assessment: 18 May 2020	Type of assessment: RdSAP, existing dwelling
Date of certificate: 18 May 2020	Total floor area: 48 m ²

Use this document to:

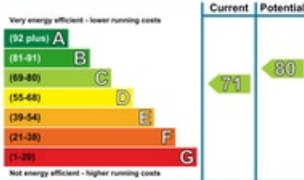
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,773
Over 3 years you could save	£ 420

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 198 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: fit-content; margin: 0 auto;"> You could save £ 420 over 3 years </div>
Heating	£ 1,020 over 3 years	£ 690 over 3 years	
Hot Water	£ 582 over 3 years	£ 465 over 3 years	
Totals	£ 1,773	£ 1,353	

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>  <p>Not energy efficient - higher running costs</p>	<table border="1" style="margin: 0 auto;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="text-align: center;">71</td> <td style="text-align: center;">80</td> </tr> </table>	Current	Potential	71	80	<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>
Current	Potential					
71	80					

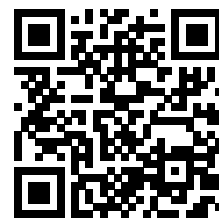
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 High heat retention storage heaters	£800 - £1,200	£ 420

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.

MISREPRESENTATION ACT, 1967.

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