

Parkgate Road, Altrincham, WA14

£150,000

Offers in Excess of

Tenure: Leasehold, **Bedrooms:** 2

Situated close to the town centre on a lovely quality Redrow Development build completed in 2006 is this extremely attractive and well presented two bedroom apartment with a lovely lounge kitchen and dining area. Whilst shared the property does benefit from French doors opening onto a grassed ar

Key features:

- Apartment
- TwoBedrooms
- Lovely Quiet Location
- Well presented
- No Chain
- Highly Recommended

Extra info:

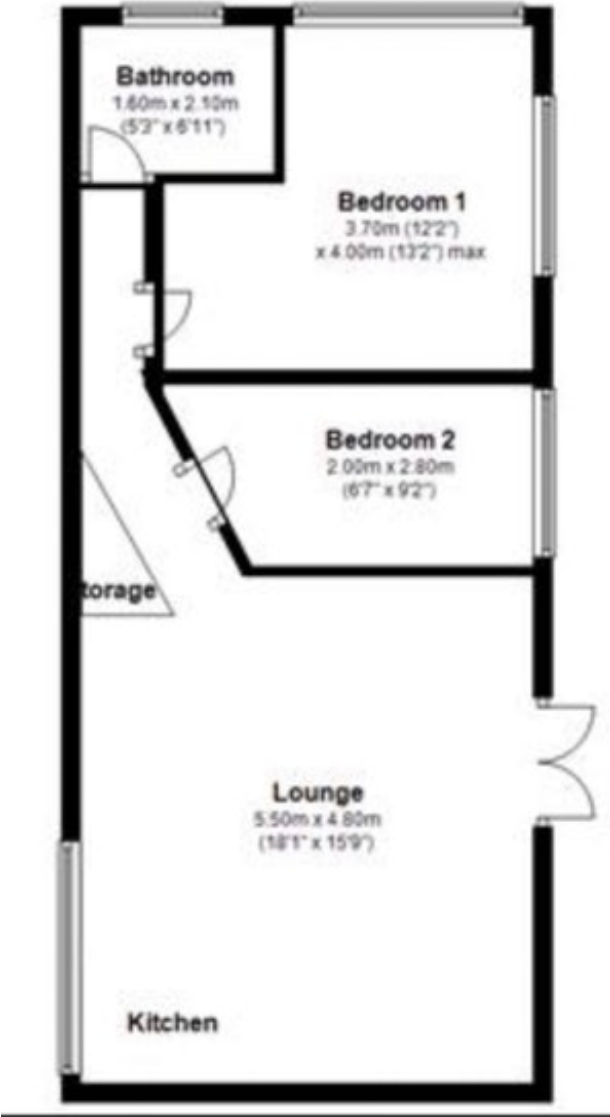
- **Council Tax:** Band C (£1319.89 per-annum)
- **Chain Position:** Already purchased
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Allocated Parking Spot



Situated close to the town centre on a lovely quality Redrow Development build completed in 2006 is this extremely attractive and well presented two bedroom apartment with a lovely lounge kitchen and dining area. Whilst shared the property does benefit from French doors opening onto a grassed area surrounded by a low privet hedge which can be used as personal garden space. In brief the accommodation has a communal entrance door leads to hallway giving access to two bedrooms master with fitted units bathroom and very user friendly kitchen, diner and lounge. Viewing is highly recommended

Floor plan:

Ground Floor



Energy Performance Certificate:

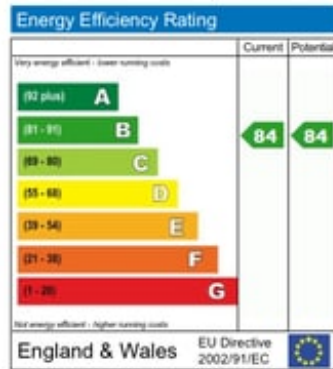
Energy Performance Certificate



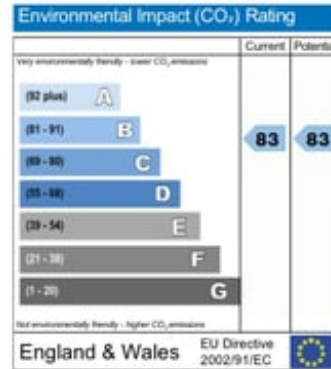
Apartment 1
25, Parkgate Road
West Timperley
ALTRINCHAM
WA14 5UU

Dwelling type: Ground floor flat
Date of assessment: 29 May 2010
Date of certificate: 29-May-2010
Reference number: 2318-6067-6275-7860-4940
Type of assessment: RdSAP, existing dwelling
Total floor area: 53 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	143 kWh/m ² per year	143 kWh/m ² per year
Carbon dioxide emissions	1.3 tonnes per year	1.3 tonnes per year
Lighting	£30 per year	£30 per year
Heating	£214 per year	£214 per year
Hot water	£84 per year	£84 per year

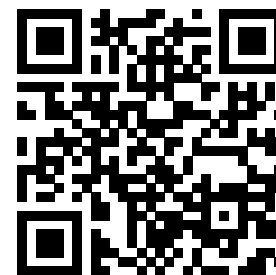
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

MISREPRESENTATION ACT, 1967.

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