



4 Mill Court , Radcliffe



Bedrooms: 1 Bathrooms: 1 Reception Rooms: 1



****BUY TO LET INVESTMENT OPPORTUNITY***
ONE BEDROOM SECOND FLOOR APARTMENT

SET IN A FANTASTIC & SECURE LOCATION

**** SOLD WITH TENANT IN SITU ****

***** BOOK EARLY TO AVOID DISAPPOINTMENT ****

Philip Ellis Estate Agents are delighted to bring to the market this one bedroom Second Floor Apartment, sold with tenant in situ. Situated on a well established estate, in close proximity to local amenities, shopping centres and local schools.

The property in brief comprises of an open plan living/kitchen area, one large bedroom with storage and a shower room .

One allocated parking space - plus shared visitors space

COUNCIL TAX - B

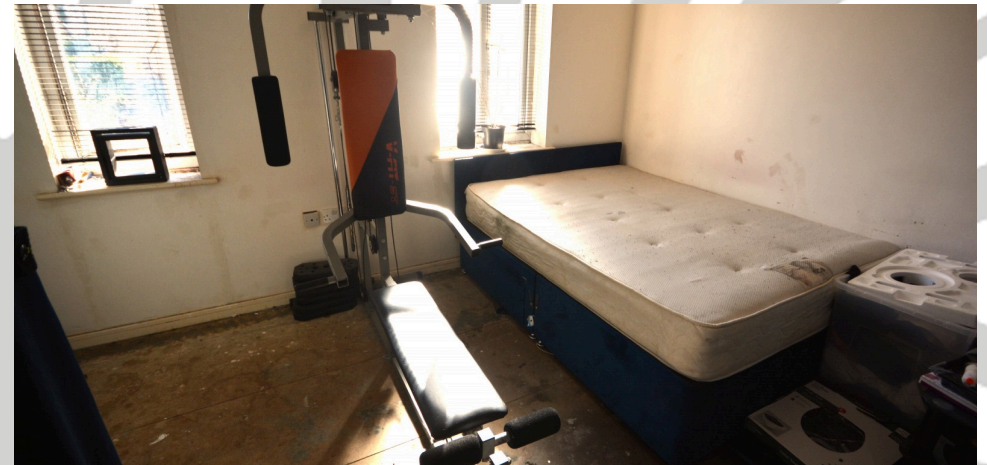
Term : 250 years from 1 January 2005

Viewing is highly recommended.

* A great investment opportunity. Internal viewings can be arranged by calling our office on 0161 773 1011 **

Disclaimer

This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Philip Ellis Estate and lettings or any staff member in any



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Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.





Living / dining / Kitchen *4.05m x 4.58m*

A fabulous space for eating, dining and relaxing. Two windows.
Laminate flooring.

Bathroom *3m x 1.84m*

Shower room with a WC and sink.

Bedroom *3m x 4.20m*

Double bedroom with two windows and plenty of wardrobe space.

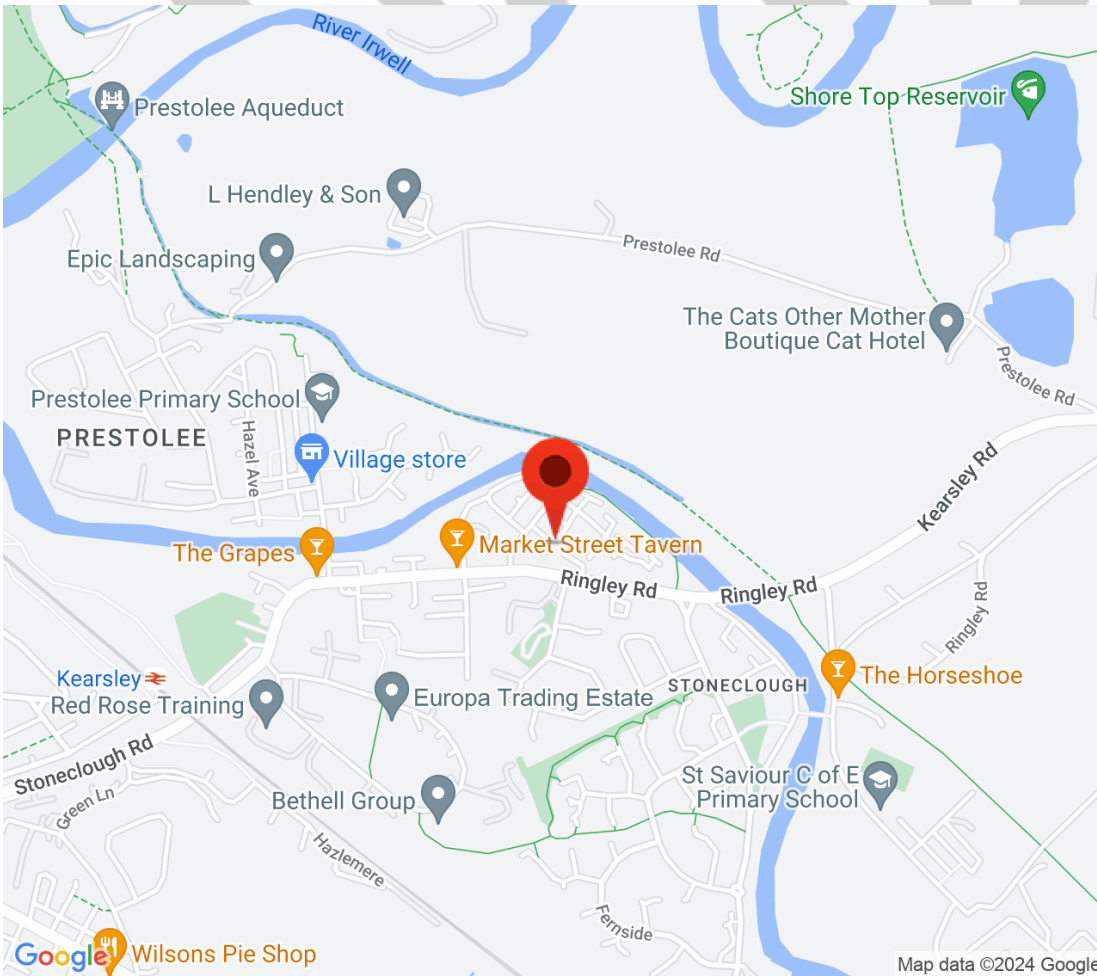
Storeroom *1.2m x 1.4m*

Ideal space for the washing machine, with plenty of storage

Hallway *1.8m x 2.26m*

Laminated Flooring





For more information please see the Energy Performance Certificate



PHILIP ELLIS™

ESTATE AND LETTINGS

To arrange your viewing ...

Call : 0161 773 1011

Email : info@philipellisestateagents.co.uk

www.philipellisestateagents.co.uk

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Energy performance certificate (EPC)

4, Mill Court Drive
Radcliffe
MANCHESTER
M26 1PY

Energy rating

C

Valid until: 4 September 2029

Certificate number: 0948-0047-7201-6561-4914

Property type Mid-floor flat

Total floor area 45 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in 83% of fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 219 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£437 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £87 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 1,407 kWh per year for heating
 - 1,556 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is C. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 1.7 tonnes of CO₂

This property's potential production 1.7 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. High heat retention storage heaters	£800 - £1,200	£86

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Jonathan Marsh
Telephone	07766904239
Email	jm@greendaleddevelopments.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO012109
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	4 September 2019
Date of certificate	5 September 2019
Type of assessment	RdSAP
