



**** A SPACIOUS, WELL PRESENTED TOP FLOOR APARTMENT WITH SECURE GATED ALLOCATED PARKING AND NO CHAIN **** This larger than average apartment benefits from a spacious lounge, fully fitted kitchen/dining area with integrated appliances. A large double bedroom, fitted three piece bathroom, storeroom which could be used as a home office and secure allocated parking with remote gate access plus plenty of visitor parking and well manicured communal gardens. A mixture of vaulted ceilings and multiple Velux windows provide an abundance of natural light giving a spacious and airy feel throughout the whole apartment. Located in a popular residential area, close to bus stops, excellent network and transport links, Timperley Village, Wythenshawe Hospital and Manchester Airport. An IDEAL property to get onto the property ladder or as an investment. Viewings are by appointment only and be arranged by contacting the office.



Entrance Hall

Hardwood front door, carpeted flooring, ceiling light point, Velux window, wall mounted radiator, plug point and phone entry system.

Master bedroom

Carpeted flooring, ceiling light point, Velux window, two wall mounted radiators, plug points and built in storage.

Lounge

Carpeted flooring, two Velux windows, two wall mounted radiators, plug points, ceiling light point and television point. Access into the kitchen.

Kitchen/Diner

Fitted with a range of wall and base unit cupboards with integrated appliances - fridge/freezer, washing machine, dishwasher, electric oven, electric hob and over head extractor. Stainless steel sink with tap, tiled splash backs, laminate flooring, ceiling light point, Velux window, plug points and plinth heater.

Bathroom

Three piece bathroom with a bath with shower over, handwash basin and pedestal W.C. Tiled effect flooring, tiled wall around the bath, ceiling light point, shaver socket and Velux window.

Storeroom

Carpeted flooring, ceiling light point, wall mounted radiator, combi boiler and stop tap. Used for storage or could be as a home office.

Externally

To the outside there is an allocated visitor carpark, allocated resident's carpark that sits behind remote secure electric gates and well manicured communal lawn areas.

Lease

Annual service charge is £1,191 Ground rent £353.88

Lease - 150 year term commencing 1st January 2007. This should be verified by your Solicitor.

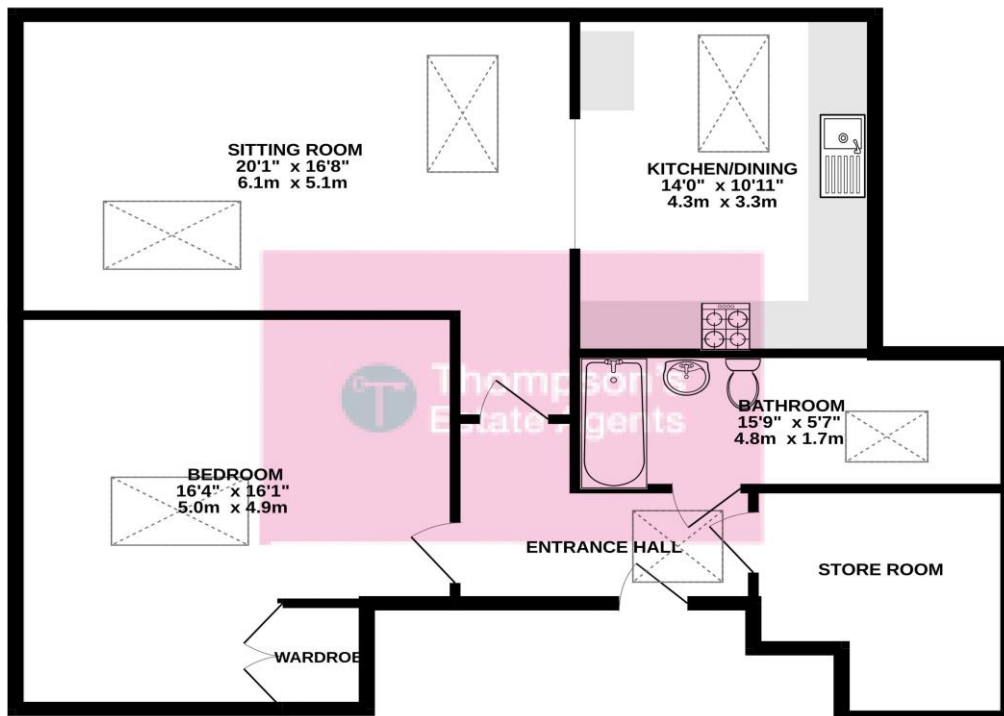




**Thompson's
Estate Agents**

Gipsey Moth Close Timperley WA15 7GH

TOP FLOOR
908 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA: 908 sq.ft. (84.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

Apartment 27
2, Gipsev Moth Close
Timperley
ALTRINCHAM
WA15 7GH

Energy rating

C

Valid until:

28 August 2029

Certificate number:

8261-6328-5500-0741-0926

Property type

Top-floor flat

Total floor area

81 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 C.

[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		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		