



GLEN HEATON

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01617 062054

Flat 3, 8, Bradgate Close,
Offers Over £190,000

3 2 1



- Please Quote Ref GH702
- Quiet Cul De Sac
- Private Allocated Off Road Parking
- En Suite Bathroom
- Open Plan Living Dining Area
- Excellent Transport links





GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq ft. (69.1 sq m.) approx.
 Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This data is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and equipment shown are not guaranteed and the guarantee as to their operability or efficiency can be given. Make well before 02/03.

Open Day Saturday 26th October, Call To Book Your Time Slot.

Welcome To Bradgate Close, Manchester. A Stunning Three Bedroom First Floor Flat With Private Off Road Parking.

10/10/24, 11:55 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
FLAT 3 BRADGATE CLOSE MANCHESTER M22 4LX	C Energy rating	Valid until: 22 January 2031 Certificate number: 1609-1028-7008-1637-7222																																
Property type	Mid-floor flat																																	
Total floor area	71 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/landlords-on-the-regulations-and-exemptions#energy-efficiency-standards-landlord-guidance .																																		
Energy rating and score																																		
This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency.		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.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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https://find-energy-certificates.service.gov.uk/energy-certificates/1609-1028-7008-1637-7222?print=true

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