



# HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



## **Apartment 19, Trencherfield Mill, Heritage Way, Wigan, WN3 4DU**

### **Monthly Rental Of £795**

- One bedroom apartment
- Second floor
- Integrated appliances
- Intercom entry
- Lift
- Viewing recommended



## **Apartment 19, Trencherfield Mill, Heritage Way, Wigan, WN3 4DU**

We are pleased to offer to the market this one bedroom apartment situated on the second floor of Trencherfield Mill. The apartment has been fully re-decorated and has the benefit of integrated appliances and an allocated parking space. The property is located on Heritage Way close to Wigan Town centre which offers both train and bus transport links.

### **Accommodation**

#### **Entrance hall**

#### **Lounge/Kitchen (open plan) 22' 5" x 10' 6" (6.84m x 3.19m)**

The lounge area has wooden flooring and an original exposed brick wall along with a very large window. The kitchen is fitted with white gloss units, black granite worktops and has the benefit of integrated appliances.

#### **Bedroom 13' 5" x 8' 4" (4.08m x 2.55m)**

#### **Bathroom 7' 1" x 6' 6" (2.17m x 1.99m)**

The bathroom is fully tiled in white and has a bath with mains shower over, W.C. and basin.

### **Council tax**

The apartment is listed in Band A.

### **Viewing**

Viewings strictly by appointment only. Please contact our office on 01942 241797 or by email to [enquiries@healysimpson.co.uk](mailto:enquiries@healysimpson.co.uk)



# Energy performance certificate (EPC)

Apartment 19 Trencherfield Mill Heritage Way WIGAN WN3 4DU	Energy rating <b>E</b>	Valid until: 27 January 2035
		Certificate number: 8600-7087-0422-6427-3953

Property type	Mid-floor flat
Total floor area	40 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 E. 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		70 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		