



Andrew J.
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Independent Estate Agents

26, Apt 27 Sandycroft Avenue, Wythenshawe

Offers Over £130,000

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- WELL PROPORTIONED APARTMENT.
- TWO BEDROOMS.
- THREE PIECE BATHROOM SUITE.
- EASY METROLINK ACCESS.
- SUPERB LOCATION.
- SECOND FLOOR POSITION.
- JULIETTE BALCONIES.
- STYLISH KITCHEN.
- SECURE OFF ROAD PARKING.
- NO ONWARD VENDOR CHAIN.



A well proportioned TWO BEDROOM APARTMENT, occupying a SECOND FLOOR POSITION within a popular modern development and OFFERED FOR SALE WITH NO ONWARD CHAIN. The accommodation comprises a communal hallway, entrance hallway with intercom, a spacious living room with julliette balcony, stylish kitchen with integrated appliances, two double bedrooms and is served by a white three piece bathroom suite. Allocated off road parking. Lift to all floors.





TOTAL FLOOR AREA: 540 sq ft. (50.1 sq m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, fixtures and fittings are shown on this plan and no guarantee is given as to their operability or efficiency can be given.
 Made with Metreapp 02023



03/10/2023, 14:23 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
Apartment 27 26 Sandycroft Avenue Yalding MIDDESEX M22 5JG	Energy rating B	Valid until: 31 October 2033 Certificate number: 9496-3831-1209-3737-8200
Property type	Mid-floor flat	
Total floor area	51 square metres	

Rules on letting this property

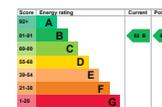
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's current energy rating is B. 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9496-3831-1209-3737-8200/print/html>

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