



Lingwell Park, Widnes, WA8 9YP

- Modern Two Bedroom Apartment
- Fitted Kitchen with Integrated Appliances
- Three Piece Family Bathroom Suite
- Ideal for First Time Buyers
- Bright and Spacious Lounge with Juliette Balcony
- Two Generously Sized Double Bedrooms
- Allocated Parking Space
- Popular Residential Location!

Description

Move Residential is pleased to offer for sale this two bedroom second floor apartment, located within the sought after suburb of Upton Rocks in Widnes. The apartment briefly comprises; an entrance hallway, two well proportioned bedrooms, lounge leading to a Juliette balcony, open plan kitchen with integrated appliances and a family bathroom with a shower over the bath. Further benefits to the property include double glazing, electric heating and allocated parking.

Location -

The property is conveniently located with great transport links, shops and restaurants nearby. The apartment is located within a short distance to the local store and motorways.

£100,000

Energy Performance Certificate

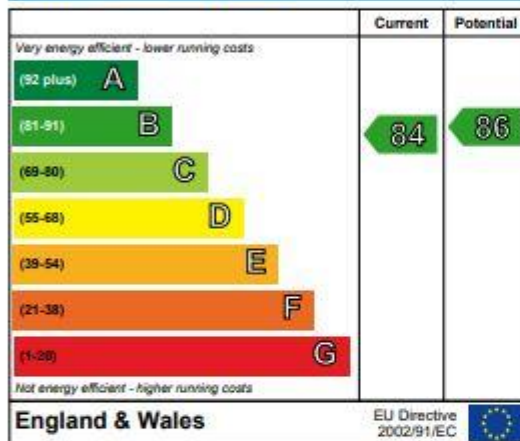


Lingwell Park
WIDNES
Cheshire
WA8 9YP

Dwelling type: Mid-floor flat
Date of assessment: 24 January 2012
Date of certificate: 24 January 2012
Reference number: 2442 2442 2442 2442
Type of assessment: RdSAP, existing dwelling
Total floor area: 52 m²

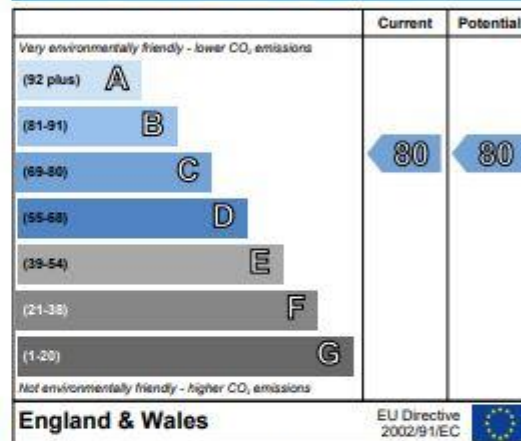
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	155 kWh/m ² per year	157 kWh/m ² per year
Carbon dioxide emissions	1.4 tonnes per year	1.5 tonnes per year
Lighting	£33 per year	£37 per year
Heating	£110 per year	£88 per year
Hot water	£120 per year	£108 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

