FLOOR PLANS

This plan is included as a service to our customers and is intended as a guide to layout only. 'Dimensions are approximate do not scale.

Please type or click this weblink to see interactive floor plans

LOCATION

From our office on Manchester Road proceed towards the roundabout, take the first exit on the left onto Bolton Road, at the set of traffic lights at the top of Agecroft Road, turn right. Travel along Agecroft Road until you reach a mini roundabout, take the first left exit onto Giants Seat Grove. Follow the road round to the left and turn into the car park in front of Scott Court.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certifica	te Scharp	
Apartment 2, Scott Court 5, Giants Seat Grove Swinton MANCHESTER M27 8BE	Dwelling type: Ground floor flat Date of assessment: 6 May 2008 Date of certificate: 6 May 2008 Reference number: 0740-2876-6658-0208-4501 Total floor area: 44 m ²	
This home's performance is rated in terms of the en- on fuel costs and environmental impact based on ca		
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating	
Verv energy efficient - lower running costs	Very environmentally friendly - lower CO, emissions	
(92 to 100) A	(92 to 100) 🔬	
(81 to 91) B	(81 to 91)	
(69 to 80) C 78 79	(69 to 80) C 75 76	
(55 to 68)	(55 to 68)	
(39 to 54)	(39 to 54)	
(21 to 38)	(21 to 38)	
(1 to 20) G	(1 to 20) G	
Not energy efficient - higher running costs	Not environmentally friendly - higher CO, emissions	
England & Wales 2002/91/EC	England & Wales EU Directive	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, he more energy efficient the home is and the lower he fuel bills will be.	The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CC), emissions. The higher the rating, the less impact it has on the environment.	

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NOTE TO PROSPECTIVE PURCHASERS

Should you wish to make an offer on one of our properties we would advise you to contact our office in the first instance, prior to contacting your lender or solicitor, to avoid incurring any unnecessary costs.

Russell James offer a free valuation service to any prospective purchaser looking to sell their property. This service is provided without obligation.

Russell James also offers a free independent mortgage advice service. This service is provided without obligation.

	Current	Potential
Energy use	247 kWh/m² per year	241 kWh/m² per year
Carbon dioxide emissions	1.7 tonnes per year	1.6 tonnes per year
Lighting	£36 per year	£22 per year
Heating	£111 per year	£114 per year
Hot water	£102 per year	£102 per year
Based on standardised assumptions about o provides an indication of how much it will cos only take into account the cost of fuel and no certificate has been provided for comparative Always check the date the certificate was iss recommendations will evolve.	t to provide lighting, heating and hot t any associated service, maintenance purposes only and enables one horr	water to this home. The fuel costs e or safety inspection. This ne to be compared with another.





£465 PCM

2 Scott Court, 5 Giants Seat Grove, Agecroft, Manchester,

- 1 Bedroom Apartment
- Situated On Ground Floor
- Open Plan Living
- Double Glazing

We are pleased to offer for rental this one bedroom ground floor apartment, situated on the popular Agecroft Hall development, within easy access of; Local schools, amenities and the A580. Offered unfurnished and available soon. NO DSS or pets.



- Electric Storage Heaters
- Allocated Parking
- Offered Unfurnished
- Available Soon

GROUND FLOOR

ENTRANCE HALL

Front door opens into hallway with airing cupboard.

MODERN FITTED KITCHEN

5.97m x 4.85m (19'7" x 15'11")

Fitted with a range of modern wall and base units with complimentary worktops, electric oven and hob with extractor over, spaces for washing machine and fridge. Open plan to:

LOUNGE

French doors leading to juliet style balcony.

BEDROOM 1

3.86m x 2.29m (12'8" x 7'6") Double room with window to side.

BATHROOM

1.93m x 1.70m (6'4" x 5'7") Fitted with a modern white three pi

Fitted with a modern white three piece suite comprising of; Panelled bath with overhead shower unit, pedestal wash hand basin and low level W.C. Partially tiled walls.

ALLOCATED PARKING

There is allocated parking in the courtyard to the front and rear of the block.

ADMIN FEES

Admin fee £175 other fee's may apply



MODERN FITTED KITCHEN



BEDROOM 1



ENTRANCE HALL



LOUNGE



BATHROOM