

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate

33, Labrador Quay, SALFORD, M50 3YH

Dwelling type: Ground-floor flat
Date of assessment: 31 July 2013
Date of certificate: 01 August 2013

Reference number: 0810-2829-7437-0077-7561
Type of assessment: RdSAP, existing dwelling
Total floor area: 65 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,410
Over 3 years you could save	£ 201

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 153 over 3 years	
Heating	£ 987 over 3 years	£ 816 over 3 years	
Hot Water	£ 270 over 3 years	£ 240 over 3 years	
Totals	£ 1,410	£ 1,209	You could save £ 201 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A			
(81-91) B			
(69-80) C	75	78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 93	Yes
2 Draught proofing	£80 - £120	£ 33	Yes
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 75	Yes

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

EXTERNAL PHOTOGRAPHS



Proprietor Elbonmill Ltd. incorporated in England on 30th November 1972 No. 01084480.
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Please Note: These sales particulars are thought to be materially correct although their accuracy is not guaranteed and they do not form any part of any contract.

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Apt 33 Labrador Quay, Salford Quays M50 3YH PRICE: £146,500

- Popular Salford Quays development
- Well-presented ground floor apartment
- Gas central heating system, UPVC double glazing, intercom entry bell system
- Feature Lounge/Dining Room with feature windows
- High specification fitted Kitchen with maple finish units and including extractor hood, hob and under-oven
- Two Bedrooms with feature windows
- Luxury Bathroom/WC combined with over-bath shower
- Secure resident's car park
- Ideal for first time buyer, professional couple or property investor

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Apt 33 Labrador Quay, Salford Quays, M50 3YH

Comprehensive shopping facilities can be found in Manchester City Centre together with a wide selection of Restaurants, Wine Bars, Concert Halls, Cinemas and Theatres.

Local restaurants can be found at Salford Quays itself together with the dynamic Lowry Centre, Galleria Shopping Outlet Mall, Cinema Complex and the Imperial War Museum. Regular tram services operate around Salford Quays to Manchester City Centre and surrounding areas and the M602 Motorway network provides commuter links throughout the North West and also to the Trafford Centre. The Sovereign Convenience Store can be found at the base of Sovereign Point and the Virgin Active Leisure Complex with gymnasium and swimming pool can be found at the base of Imperial Point. There is a Tesco Express and Morrisons Supermarket on Trafford Road and a luxury Booths Supermarket adjacent to the dynamic Media City, the new home of the BBC and Granada Television.

Ideal for first time buyers, professional couple or property investor. This brightly appointed purpose-built ground floor apartment offers attractive accommodation and has a combi gas central heating boiler system, uPVC double glazing and an intercom entry bell system. The property is located on the ground floor overlooking the attractive communal landscaped gardens of Labrador Quay itself.

ACCOMMODATION

GROUND FLOOR

Communal porch with intercom entry bell system and mailbox. Communal Hallway, Apartment 33

Hall with front door, built-in linen cupboard.

Extensive Lounge / Dining Room (Rear)

15'4 (4.67m) x 14'4 into recess (4.37m), two feature arched uPVC double glazed windows, archway to Kitchen, radiator.

Kitchen (Rear)

11'3 (3.43m) x 7'0 (2.13m) with fitted units with maple finish doors and granite effect worktops incorporating extractor hood, gas hob with electric under-oven, recess for fridge/freezer, space and plumbing for washing machine, feature arched uPVC double glazed window, combi gas central heating boiler system, sink unit, extractor fan, ceramic tile splashbacks.

Bedroom One (Front)

12'10 (3.91m) x 11'10 (3.61m) with two feature arched uPVC double glazed windows, radiator.

Bedroom Two (Front)

11'0 (3.35m) x 6'1 (1.85m) with feature arched uPVC double glazed window, radiator.

Bathroom/WC combined (Mid)

With white suite with chrome fittings comprising low level WC, pedestal wash hand basin, bath with over-bath shower, part-tiled walls, radiator.

OUTSIDE

There is a secure resident's car park with electronically operated gates.

Directions

Travelling from our office on Clippers Quay turn left at the The Copthorne Hotel onto Trafford Road and proceed to the second set of traffic lights, turning left into The Quays. Turn right at the traffic lights onto a further continuation of the Quays and then turn second right into St Lawrence Quay, proceeding down to the end of the road into Labrador Quay where the apartment can be found.

Local Authority is Salford City Council

To View please telephone our office for an appointment

Service Charge

There is a service charge payable to the Management Company and further details are available on request from our office.

Note

The condition of the system and/or appliances is not known

Fixtures and Fittings

All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included in the sale of the property.

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