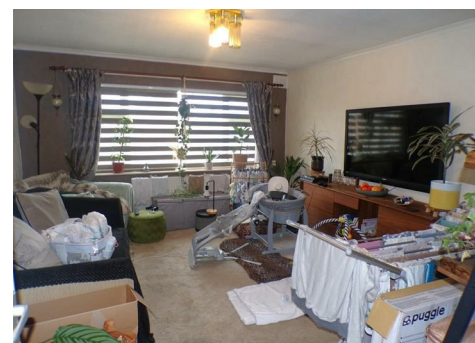


# NPE

Estate Agents Lettings  
Valuers Mortgages  
Financial Services

## For Sale

35 Tavern Court, Failsworth - EPC: C £119,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW  
T: 0161 682 1001 | [sales@npestates.co.uk](mailto:sales@npestates.co.uk) | [www.npestates.co.uk](http://www.npestates.co.uk)



## Energy performance certificate (EPC)

35 Tavem Court  
Fallowfield  
MANCHESTER  
M35 9ND

Energy rating  
**C**

Valid until: 16 October 2035

Certificate number: 3735-0720-6509-0126-5292

Property type: Top-floor flat  
Total floor area: 53 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>).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

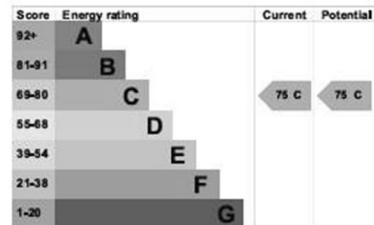
[See how to improve this property's energy efficiency.](#)

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



Visit our web site [www.npestates.co.uk](http://www.npestates.co.uk)  
or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*CHAIN FREE\*\*\*\*POPULAR & CONVENIENT LOCATION\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*WELL MAINTAINED\*\*\*\*IDEAL FOR FIRST TIME BUYER, OLDER COUPLE OR INVESTOR\*\*\*\* We offer for sale this deceptively spacious and well maintained 1 bedroom first floor flat, situated in a popular & convenient location, ideal; for the first time buyer, older couple or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, first floor landing, lounge, fitted kitchen, 3 piece bathroom and bedroom. Externally the property has communal garden areas to the front and rear and a communal parking area to the front.

### Entrance Hallway

Stairs off.

### First Floor Landing

Radiator. Airing cupboard.

### Bathroom

3 piece white suite with shower to bath. Part ceramic wall tiled.

### Bedroom

12'5 x 10'6 (3.78m x 3.20m)

Built in wardrobes. Radiator.

### Lounge

14'3 x 12'0 (4.34m x 3.66m)

Radiator.

### Kitchen

10'0 x 6'7 (3.05m x 2.01m)

Fitted wall & base units. Stainless steel sink & drainer. Plumbed for washer. Part ceramic wall tiled. Combi gas central heating boiler.

### External

Communal garden area to the rear. Communal parking spaces to the front.

### Tenure, Service Charge & Council Tax

We have been advised that this property is Leasehold on a 125 year lease with a fixed ground rent of approx. £1 per annum. The service charge is £250 per annum. The council tax is in Band A with Oldham Council.

Warning Notice: NP Estates for themselves and the vendors, who's agents they are, give notice that these details have been prepared in good faith. No checks of any services have been made (water, electrical, gas or drains), heating appliances or any mechanical or electrical equipment. Measurements are normally taken by 'Sonic Tape' and therefore can only be an approximation. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each statement and no warranty is given by NP Estates, their employees, agents or the vendor. The property is offered subject to contract and may be withdrawn at any time.