



**jordanfishwick**

37 LLOYD GARDENS ALTRINCHAM WA14 2SY  
**PCM £825 PCM**



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\*\*\* AVAILABLE JUNE \*\*\* Lloyd Gardens, Altrincham - \*NEW BATHROOM BEING INSTALLED\* Jordan Fishwick are please to bring to the market this spacious, one bedroom, second floor apartment in Altrincham. In brief the property comprises; entrance hall, lounge area with access to balcony, separate fully fitted kitchen with appliances, double bedroom and bathroom with three piece suite. The property also benefits from double glazing and under floor heating. Offered on an unfurnished basis. Call now to view - 0161 929 9797



- ONE BEDROOM
- SECOND FLOOR FLAT
- UNFURNISHED
- CLOSE TO ALTRINCHAM TOWN CENTRE
- COUNCIL TAX BAND A
- EPC RATING C

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	