



APT 26B SYLVAN COURT UNION ROAD NEW MILLS SK22 3ES

****AVAILABLE NOW**** Amazingly refurbished and immaculate 1 bed ground floor flat, the size of which can't be ignored being 88m², making it ideal for singles or couples alike. Couldn't be in a better location, enjoying easy access to all local amenities; added to which it's close to The Torrs! and New Mills railway station, with direct line into Manchester.



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