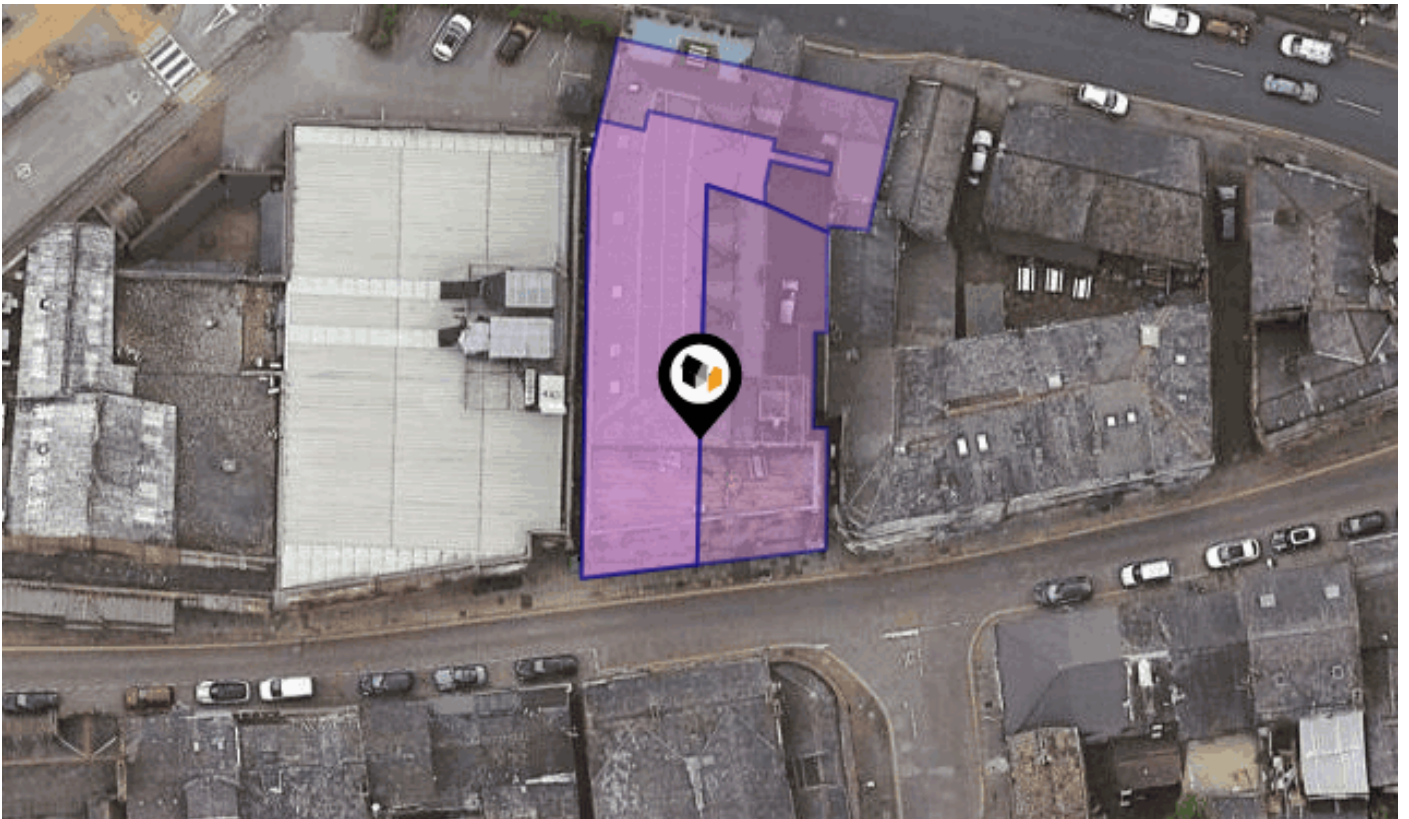




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 07th February 2025



**APARTMENT 12, REGENCY COURT, 7, WATERLOO ROAD,
STALYBRIDGE, SK15 2AD**

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	15/12/2005
Bedrooms:	2	Last Sold Price:	£140,000
Floor Area:	635 ft ² / 59 m ²	Last Sold £/ft²:	£228
Plot Area:	0.3 acres	Tenure:	Leasehold
Year Built :	2005	Start Date:	14/12/2005
Council Tax :	Band C	End Date:	01/01/2255
Annual Estimate:	£1,947	Lease Term:	250 years from 1 January 2005
Title Number:	MAN57245	Term Remaining:	230 years
UPRN:	10003435503		

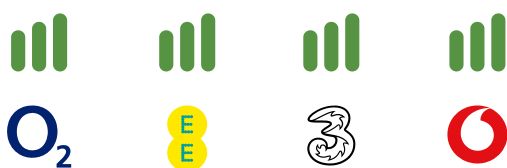
Local Area

Local Authority:	Tameside
Conservation Area:	Stalybridge Town Centre
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	66 mb/s	- mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

LANDWOOD
GROUP

Apartment 12, Regency Court, 7 Waterloo Road, SK15
2AD

Energy rating

D

Valid until 16.09.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

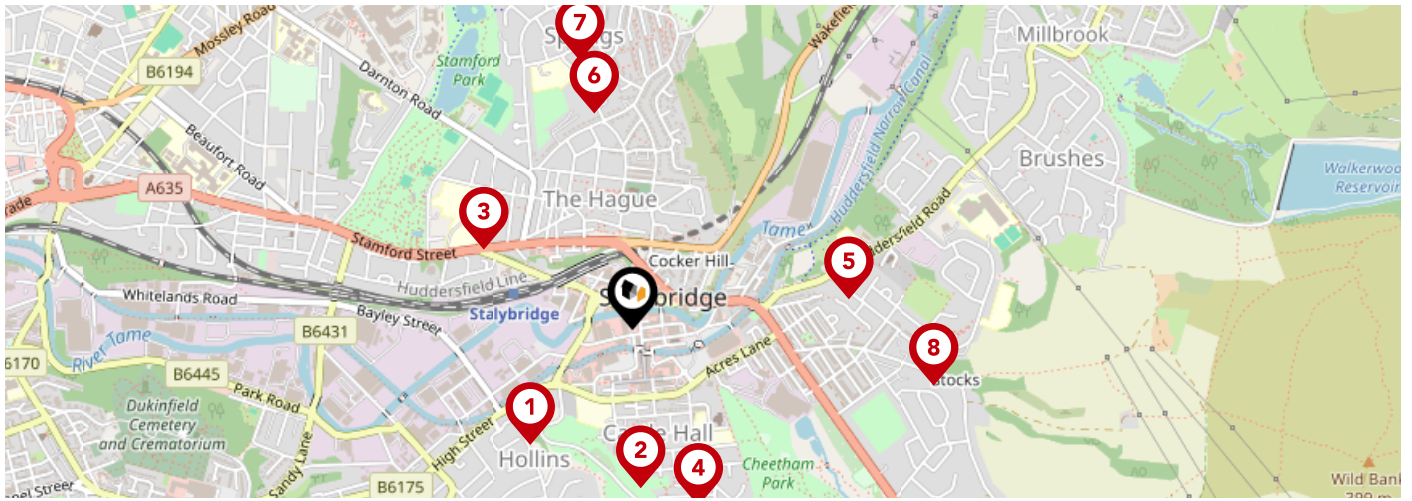
LANDWOOD
GROUP

Additional EPC Data

Property Type:	Flat
Build Form:	Enclosed Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	02
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	59 m ²

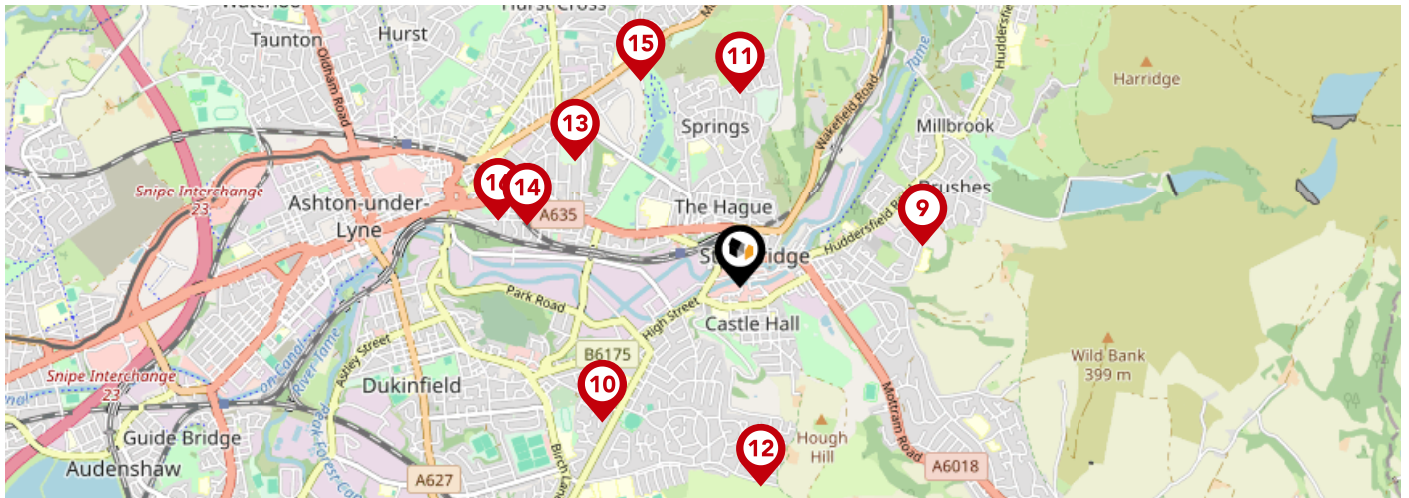
Area Schools

LANDWOOD GROUP



	Nursery	Primary	Secondary	College	Private
<p>1 Trinity School Ofsted Rating: Not Rated Pupils: 125 Distance:0.34</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Gorse Hall Primary and Nursery School Ofsted Rating: Good Pupils: 430 Distance:0.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 West Hill School Ofsted Rating: Good Pupils: 847 Distance:0.37</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 St Peter's Catholic Primary School Ofsted Rating: Good Pupils: 231 Distance:0.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 St Paul's CofE Primary School, Stalybridge Ofsted Rating: Good Pupils: 215 Distance:0.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Works 4 U Support Services (Norman Mackie & Associates Ltd) Ofsted Rating: Not Rated Pupils:0 Distance:0.49</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Silver Springs Primary Academy Ofsted Rating: Good Pupils: 402 Distance:0.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Wild Bank Primary School Ofsted Rating: Requires improvement Pupils: 141 Distance:0.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

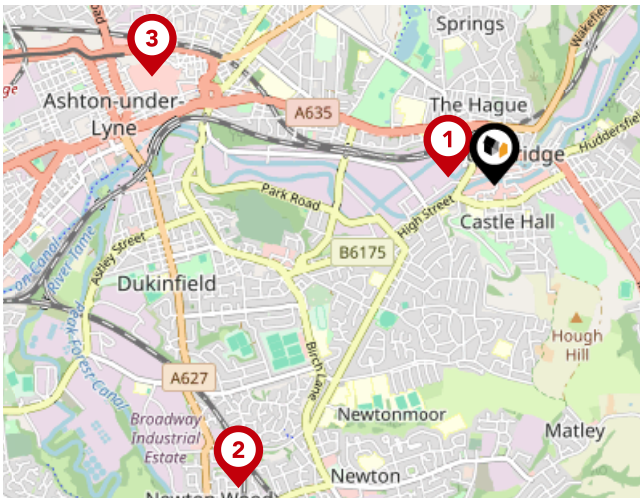
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Copley Academy Ofsted Rating: Requires improvement Pupils: 622 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St John's CofE Primary School, Dukinfield Ofsted Rating: Good Pupils: 332 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Arlies Primary School Ofsted Rating: Good Pupils: 197 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Broadbent Fold Primary School and Nursery Ofsted Rating: Good Pupils: 218 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Ashton Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Tameside College Ofsted Rating: Good Pupils:0 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Inspire Academy Ofsted Rating: Good Pupils: 444 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Parochial CofE Primary and Nursery School, Ashton-under-Lyne Ofsted Rating: Good Pupils: 212 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

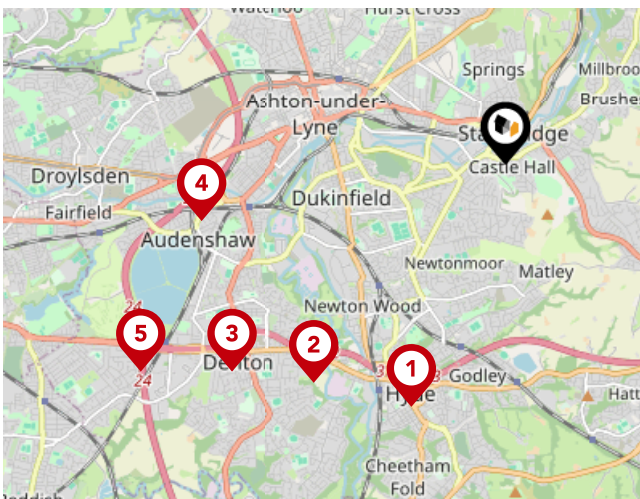
Area Transport (National)

LANDWOOD
GROUP



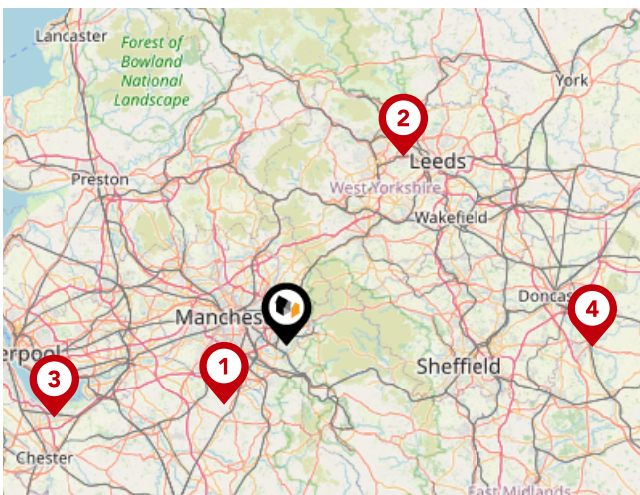
National Rail Stations

Pin	Name	Distance
1	Stalybridge Rail Station	0.21 miles
2	Hyde North Rail Station	1.75 miles
3	Ashton-under-Lyne Rail Station	1.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	2.3 miles
2	M67 J2	2.57 miles
3	M67 J1	3.02 miles
4	M60 J23	2.73 miles
5	M60 J24	3.7 miles

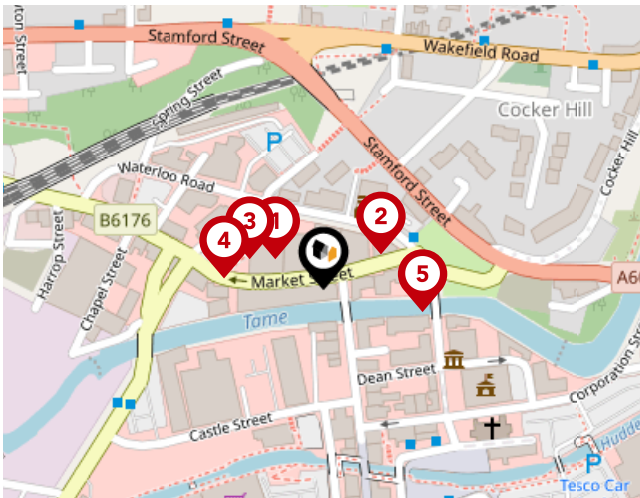


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	12.22 miles
2	Leeds Bradford Airport	31.21 miles
3	Speke	34.39 miles
4	Finningley	43.1 miles

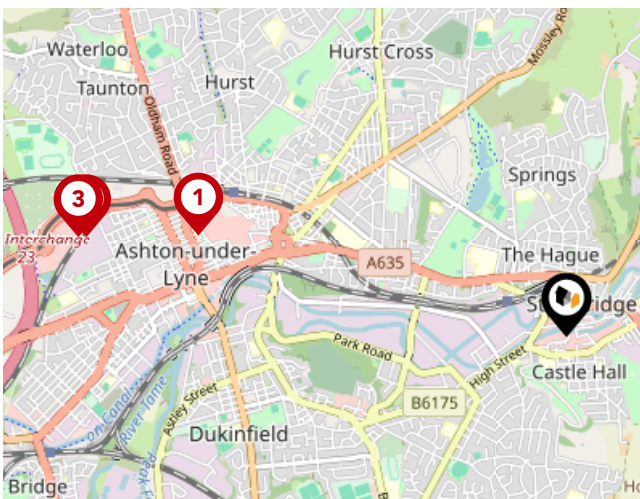
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stalybridge Bus Station	0.03 miles
2	Market Street	0.04 miles
3	Stalybridge Bus Station	0.04 miles
4	Stalybridge Bus Station	0.06 miles
5	Market Street	0.06 miles



Local Connections

Pin	Name	Distance
1	Ashton-Under-Lyne (Manchester Metrolink)	1.69 miles
2	Ashton West (Manchester Metrolink)	2.16 miles
3	Ashton West (Manchester Metrolink)	2.2 miles

Landwood Group

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>

