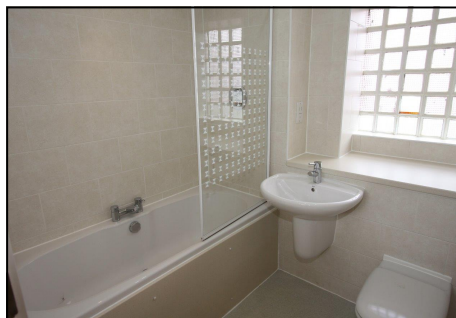




The **Lettings** Company

Elphins Drive, Warrington

To LET



2 Bed Apartment - Ground Floor

Council Tax
Band: C

- Fully Furnished
- Close to Stockton Heath
- Many character features
- Parking

*Private entrance hallway with large feature windows *Modern fitted kitchen including appliances
*Modern open plan lounge off kitchen *Master bedroom with unique architectural features *
Second bedroom *White 3 piece bathroom suite *Located within walking distance to popular
Stockton Heath Village...

Rent £550 pcm*

*Referencing and application fees apply which depend on individual circumstances. Please call us for details.

For enquiries call: 01925 267 070

Energy Performance Certificate



Apartment The Clock Tower, Elphins Drive, WARRINGTON, WA4 6BG

Dwelling type: Ground-floor flat
Date of assessment: 09 April 2013
Date of certificate: 09 April 2013
Reference number: 0818-2050-6224-8037-2974
Type of assessment: RdSAP, existing dwelling
Total floor area: 41 m²

Use this document to:

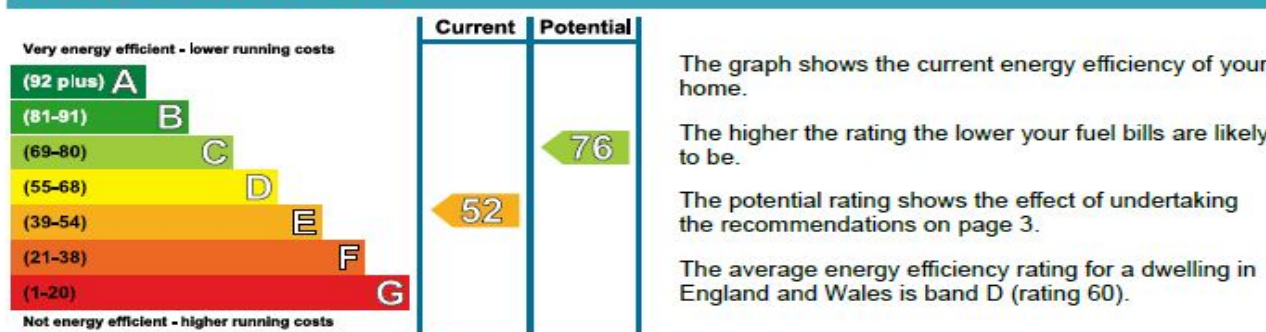
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,133
Over 3 years you could save	£ 1,062

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 90 over 3 years	
Heating	£ 1,341 over 3 years	£ 681 over 3 years	
Hot Water	£ 642 over 3 years	£ 300 over 3 years	
Totals	£ 2,133	£ 1,071	

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



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 Increase loft insulation to 270 mm	£100 - £350	£ 165	
2 Floor insulation	£800 - £1,200	£ 72	
3 Low energy lighting for all fixed outlets	£35	£ 39	

See page 3 for a full list of recommendations for this property.

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.

Note to Prospective Tenants:

Appliances included: Washing machine & integrated fridge freezer
 Mechanical ventilation within the property. This must be turned on at all times.
 Parking available on first come, first serve basis.
 Burglar alarm not included with tenancy.
 12 Month minimum term required.

Notes:

- 1) The Lettings Company has produced this brochure in good faith, the details are set out as a general guide only and do not constitute any part of any contract. Any appliances or services have not been tested and are not guaranteed or warranted.
- 2) Any interested party should satisfy themselves about any matter of importance to them and not be solely reliant on the contents of this brochure before making a decision to rent.