



The Lettings Company

Emperor Court, Walton Locks

To LET



2 Bed Apartment - Apartment

Council Tax
Band: B

- FANTASTIC CANAL VIEWS
- 2 Good sized Bedrooms
- LARGE PATIO AREA
- Intercom & alarm

*Hallway *Modern open plan lounge, Diner & Kitchen inc appliances

*Large Patio area overlooking the canal with access from lounge & bedroom

* Intercom & alarm *Two bedrooms with waterside views (master with fitted wardrobes and balcony)...

Rent £795 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



Emperor Court, WARRINGTON, WA4 6FH

Dwelling type: Ground-floor flat
Date of assessment: 30 April 2014
Date of certificate: 30 April 2014

Reference number: 0427-3820-7744-9774-3475
Type of assessment: SAP, new dwelling
Total floor area: 62 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

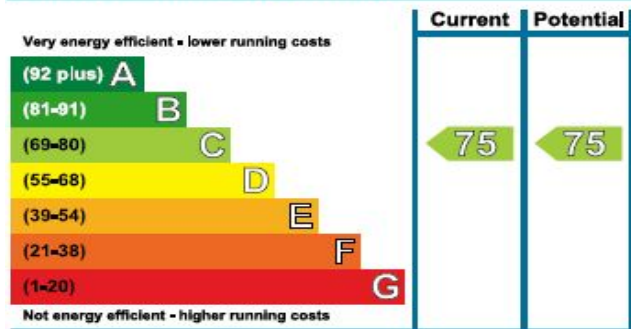
Estimated energy costs of dwelling for 3 years: £ 1,371

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 123 over 3 years	£ 123 over 3 years	Not applicable
Heating	£ 552 over 3 years	£ 552 over 3 years	
Hot Water	£ 696 over 3 years	£ 696 over 3 years	
Totals	£ 1,371	£ 1,371	

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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

*Within walking distance to the Town Centre & Stockton Heath Village

*Excellent motorway access to M56, M6 & M62

*Allocated undercover parking space

*Bike store

This property is available to rent from 23/05/2015

Note to prospective Tenants:

Appliances included: Fridge Freezer, Washer/Dryer

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.