

## To Let

### Flat 1 Warmstar House, Chapel Street, Redruth

A recently refurbished spacious two double bedroom duplex apartment situated close to Redruth town and amenities including doctor's surgery and shops. There is an open plan living area with fitted kitchen including gas hob and electric oven to the top floor and two double bedrooms and a shower room to the lower floor. The property is warmed by gas central heating and is double glazed. There is off road parking for one vehicle only. The apartment is ready for immediate occupation subject to the relevant references. This property is located on the first floor and is accessed via an external staircase and as such is unsuitable for people with mobility issues. NO PETS. NO SHARERS. NO CHILDREN. NO SMOKERS. Minimum Income Applies. EPC: B. Deposit £800.00



- TWO DOUBLE BEDS
- SHOWER ROOM/WC
- PARKING FOR 1 VEHICLE
- DOUBLE GLAZED
- DUPLEX APARTMENT
- OPEN PLAN LIVING AREA
- GAS CENTRAL HEATING
- NO PETS/SHARERS  
NO SMOKERS/CHILDREN

**£800 per month Deposit £800**



VIEWING BY APPOINTMENT WITH AGENTS FERGUSON YOUNG

# Energy Performance Certificate



Flat 1, Warmstar House, Chapel Street, REDRUTH, TR15 2BY

**Dwelling type:** Mid-floor flat  
**Date of assessment:** 15 June 2017  
**Date of certificate:** 15 June 2017  
**Reference number:** 8483-7236-5220-3275-8992  
**Type of assessment:** SAP, new dwelling  
**Total floor area:** 88 m<sup>2</sup>

## 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:**

**£ 1,101**

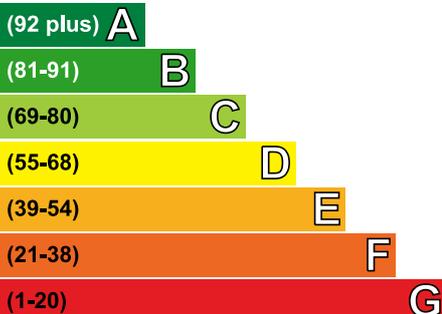
## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 177 over 3 years	Not applicable
Heating	£ 618 over 3 years	£ 618 over 3 years	
Hot Water	£ 306 over 3 years	£ 306 over 3 years	
<b>Totals</b>	<b>£ 1,101</b>	<b>£ 1,101</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
84	84

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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.