

## To Let

### Flat 2 Warmstar House, Chapel Street, Redruth,

A 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 measuring 24ft x 17ft 1 with fitted kitchen including gas hob and electric oven to the top floor and two double bedrooms, one measuring 12ft 8 x 12ft 6 and the other 11ft 1 x 8ft 7 with fitted wardrobes and the shower room to the lower floor. There is off road parking for one vehicle. The apartment is ready for immediate occupation subject to the relevant references. No Pets or Children. EPC: B. Deposit £950.00



- DUPLEX APARTMENT
- OPEN PLAN LIVING AREA
- GAS CENTRAL HEATING
- CLOSE TO TOWN
- TWO DOUBLE BEDROOMS
- SHOWER ROOM/WC
- PARKING FOR ONE VEHICLE
- NO PETS/CHILDREN

**£950 per month Deposit £950**



VIEWING BY APPOINTMENT WITH AGENTS FERGUSON YOUNG

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# Energy Performance Certificate



Flat 2, 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:** 9858-5028-7326-5323-2940  
**Type of assessment:** SAP, new dwelling  
**Total floor area:** 77 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:**

**£ 975**

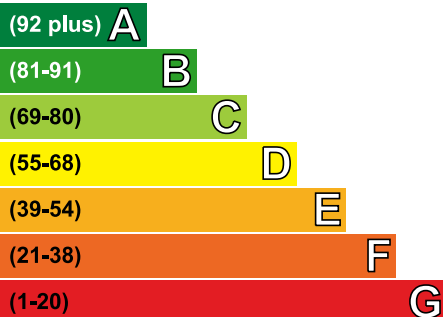
## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 195 over 3 years	Not applicable
Heating	£ 495 over 3 years	£ 495 over 3 years	
Hot Water	£ 285 over 3 years	£ 285 over 3 years	
<b>Totals</b>	<b>£ 975</b>	<b>£ 975</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



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.