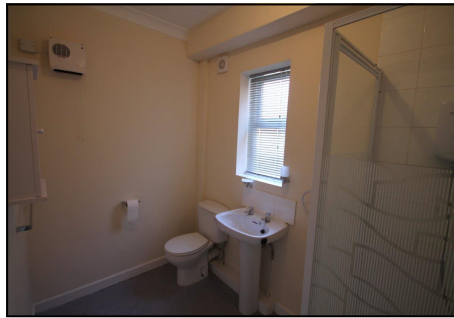




The **Lettings** Company

Wilderspool Causeway, Warrington

To LET



1 Bed Apartment - Ground Floor

- Unfurnished
- Close to Stockton Heath
- Refurbished
- Close to Town Centre

Unfurnished - 1 bedroom, 1 bathroom

Flat comprises of vestibule and 3 steps down to large lounge which has the kitchen along one wall. Kitchen has a built in oven & worktop hob, extractor hood, sink & drainer, wall & floor...

Rent £425 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



Flat Wilderspool Causeway, WARRINGTON, WA4 6QA

Dwelling type: Ground-floor flat **Reference number:** 8922-6125-9520-1878-9902
Date of assessment: 08 May 2012 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 09 May 2012 **Total floor area:** 28 m²

Use this document to:

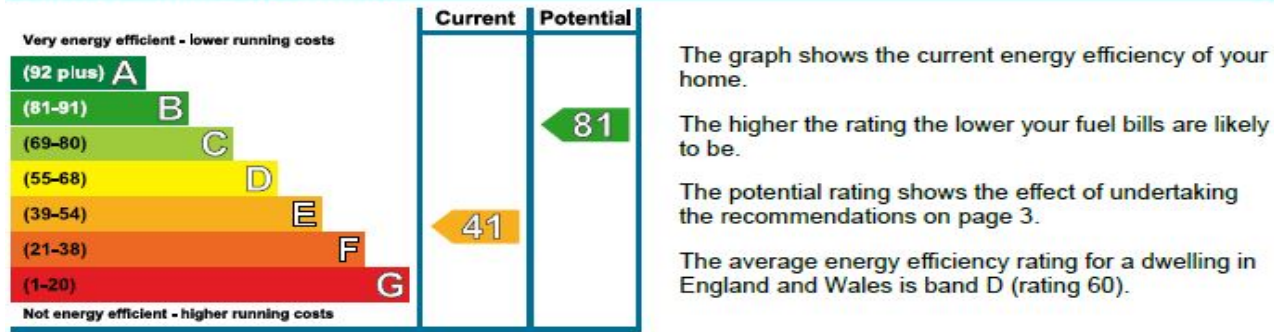
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,229
Over 3 years you could save	£ 1,509

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 111 over 3 years	£ 60 over 3 years	
Heating	£ 1,011 over 3 years	£ 402 over 3 years	
Hot Water	£ 1,107 over 3 years	£ 258 over 3 years	
Totals	£ 2,229	£ 720	

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 Internal or external wall insulation	£4,000 - £14,000	£ 306	
2 Floor insulation	£800 - £1,200	£ 171	
3 Low energy lighting for all fixed outlets	£20	£ 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.

enough for a double bed. Large bathroom with sink, WC, WHB and shower cubicle.

Lighting, heating & water is all electric supplied via card meter.

Deposit £525.00 held by the DPS, credit checks/all moving-in administration £65.00.

Water rates approx. £30pcm.

Council Tax Band A (single about £75pcm, 2 people about £92pcm).

Completely refurbished flat...

- 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.