

Hazelwells

# TO LET Apartment 1

25 Bird Street, Preston

take a  
look  
inside



Monthly  
Rental Of  
£595

AVAILABLE  
JANUARY  
2019

- NEW DEVELOPMENT
- 1 BEDROOM DUPLEX
- RIVER VIEWS
- POPULAR LOCATION
- CLOSE TO TRAIN STATION & CITY CENTRE

# Energy Performance Certificate



Flat 1, 25 Bird Street, PRESTON, PR1 8DY

**Dwelling type:** Ground-floor maisonette  
**Date of assessment:** 22 February 2018  
**Date of certificate:** 06 March 2018

**Reference number:** 2228-6059-7202-5068-4970  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 48 m<sup>2</sup>

## 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

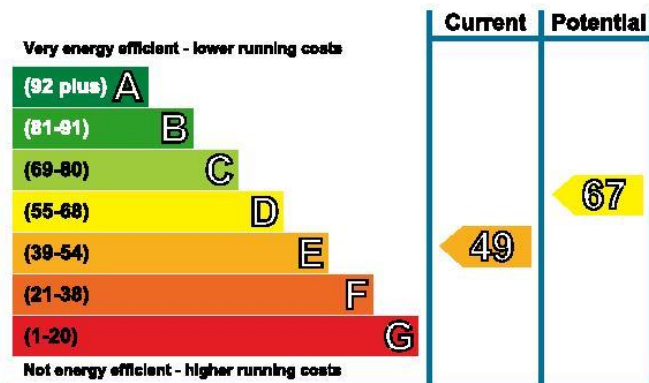
|  |                |
|--|----------------|
| <b>Estimated energy costs of dwelling for 3 years:</b> | <b>£ 2,859</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 999</b>   |

## Estimated energy costs of this home

|               | Current costs        | Potential costs      | Potential future savings |
|---------------|----------------------|----------------------|--------------------------|
| Lighting      | £ 111 over 3 years   | £ 120 over 3 years   |                          |
| Heating       | £ 2,250 over 3 years | £ 1,191 over 3 years |                          |
| Hot Water     | £ 498 over 3 years   | £ 549 over 3 years   |                          |
| <b>Totals</b> | <b>£ 2,859</b>       | <b>£ 1,860</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



The graph shows the current energy efficiency of your home.

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

The potential rating shows the effect of undertaking the recommendations on page 3.

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.

## Top actions you can take to save money and make your home more efficient

| Recommended measures                  | Indicative cost | Typical savings over 3 years |
|---------------------------------------|-----------------|------------------------------|
| 1 Floor insulation (suspended floor)  | £800 - £1,200   | £ 63                         |
| 2 High heat retention storage heaters | £800 - £1,200   | £ 933                        |

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.