



Carlton Road Redhill RH1

£2,500 Per Month - Available 30/11/2020



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A spacious four bedroom, three bathroom family home located on a sought after road in Redhill just 0.6 miles from the station.

4 bedrooms | 3 bathrooms | Driveway | Garden | Garage | 0.6 miles from Redhill Station.

Description

A beautifully presented four bedroom house to rent in a sought after location. The property comprises of a modern eat in kitchen, utility room, shower room with WC, bright reception room with separate dining area, four bedrooms, the main bedroom benefits from an en-suite bathroom, modern family bathroom and well manicured garden with separate courtyard area. The property further offers off street parking and garage.

Furnishing

Unfurnished



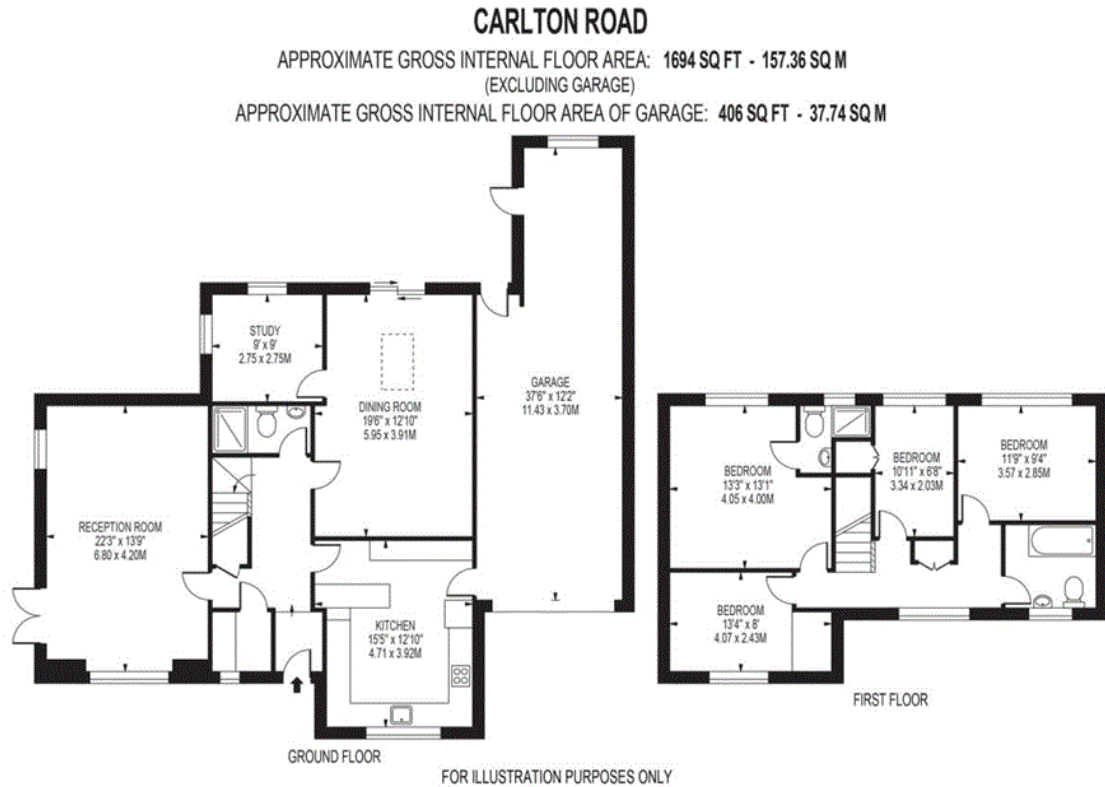
Hamptons Reigate Lettings

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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Performance Certificate

1, Carlton Road, REDHILL, RH1 2BY

Dwelling type: Detached house	Reference number: 2138-0068-7288-7010-7200
Date of assessment: 27 August 2020	Type of assessment: RdSAP, existing dwelling
Date of certificate: 27 August 2020	Total floor area: 156 m ²

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:	£ 3,861
Over 3 years you could save	£ 387

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 321 over 3 years	£ 321 over 3 years	
Heating	£ 3,090 over 3 years	£ 2,895 over 3 years	
Hot Water	£ 450 over 3 years	£ 358 over 3 years	
Totals	£ 3,861	£ 3,474	

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

<p><small>Very energy efficient - lower running costs</small></p> <p>A 92-100</p> <p>B 81-91</p> <p>C 69-80</p> <p>D 55-68</p> <p>E 49-54</p> <p>F 39-48</p> <p>G 35-38</p> <p><small>Less energy efficient - higher running costs</small></p>	<p>Current Potential</p> <p>D C</p>	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>
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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 (solid floor)	£4,000 - £8,000	£ 220
2 Solar water heating	£4,000 - £8,000	£ 156
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,095

To receive advice on what measures you can take to reduce your energy bills, visit www.orgpenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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For clarification, we wish to inform prospective tenants that we have prepared these particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars.

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