



6B Springfield Road, Chesham,  
Buckinghamshire, HP5 1PW

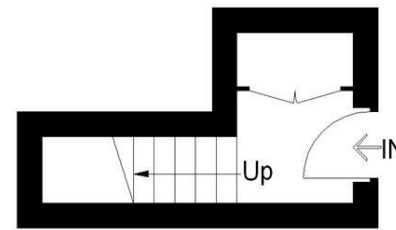
Asking Price Monthly Rental  
of £800

The flat has no onward chain and its own entrance giving an entrance hall with stairs rising to first floor and small storage cupboard where a landing serves modern shower room and open plan kitchen/living space.

The living room is a bright and individual space with its part vaulted ceiling and beams, sky light and window and wood effect flooring. The dual aspect bedroom at the far end of the property also has the feature beams and part vaulted ceiling and is carpeted.

The flat is fully double glazed and has an electric central heating system to radiators.

Flying freehold, the property is a freehold but has a freehold property beneath which is of separate ownership.



**Ground Floor**



**First Floor**





Very Well Presented

1 Bedroom Maisonette

Own Front Door

Part Vaulted Ceilings

Popular Location

No Onward Chain

Flying Freehold

No Service Charge or Ground Rent

**Council Tax Band - B**

**Property Tenure - Freehold**



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and

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# Energy Performance Certificate



6b Springfield Road, CHESHAM, HP5 1PW

**Dwelling type:** Top-floor flat  
**Date of assessment:** 20 June 2014  
**Date of certificate:** 25 June 2014  
**Reference number:** 2108-6017-7286-2944-8970  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 36 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

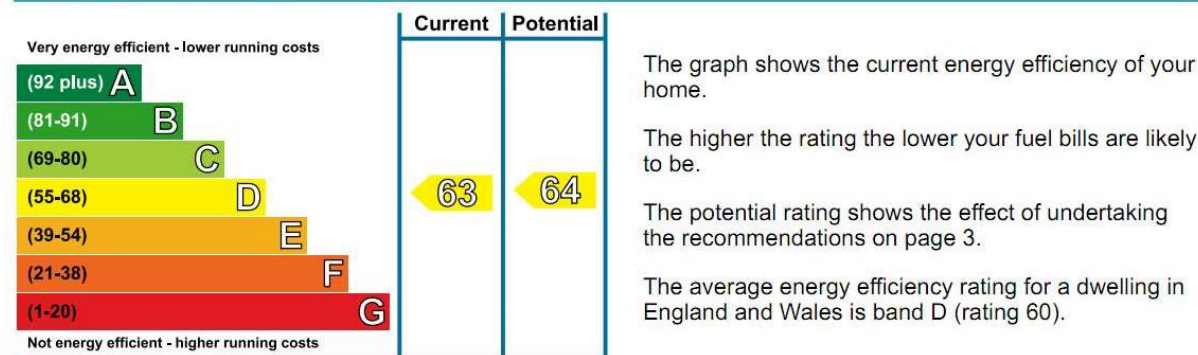
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,713</b>
<b>Over 3 years you could save</b>	<b>£ 48</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 84 over 3 years	£ 84 over 3 years	
Heating	£ 1,308 over 3 years	£ 1,308 over 3 years	
Hot Water	£ 321 over 3 years	£ 273 over 3 years	
<b>Totals</b>	<b>£ 1,713</b>	<b>£ 1,665</b>	

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 Heat recovery system for mixer showers	£585 - £725	£ 51	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://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.