



FLT 17 QUEENSWAY | WESTLANDS | ST5 3PX

£695 pcm

UNFURNISHED TWO BED FIRST FLOOR APARTMENT - This spacious apartment is located in the sought after residential area of the Westlands. The apartment gives easy access to Newcastle Town Centre and all major routes around the Potteries and access to the M6 Motorway. The accommodation comprises of a lounge, kitchen, two bedrooms and a bathroom. Externally there is parking for one car. The Council Tax is Band A with Newcastle Under Lyme Borough Council.



Contact Details

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Energy Performance Certificate

Plot: 17, Quenworthy, NEWCASTLE, ST5 3PX

Dwelling type: Mid-floor flat

Date of assessment: 13 October 2008

Date of certificate: 22 October 2008

Reference number: 8828-6420-5449-7287-4086

Total floor area: 75 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Environmental Impact (CO₂) Rating

Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

England & Wales

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	262 kWh/m ² per year	239 kWh/m ² per year
Carbon dioxide emissions	2.1 tonnes per year	2.0 tonnes per year
Lighting	£55 per year	£37 per year
Heating	£105 per year	£151 per year
Hot water	£271 per year	£198 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to ESB to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about other services available to make your home more energy efficient, call 0800 812 812 or visit www.energy-saving-trust.org.uk/myhome

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements