



FLAT 19 | GREYHOUND COURT | MADELEY | CW3 9EA

£325 pcm

UNFURNISHED ONE BED FLAT - This flat is located within popular semi rural village of Madeley. The flat is situated above local shops, has easy access to public transport. The property benefits from easy travelling distance to Newcastle Under Lyme and Keele University. The accommodation comprises of a lounge, kitchen, bedroom and bathroom. The rental on this flat is payable quarterly in advance and will be on a twelve month agreement basis.

## Contact Details

The Estate Office

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Energy Performance Certificate			
79, Gargheist Court, Mabley, CREWE, CW9 9EA		Reference number: G216 7006 6230 / 104 8004	
Building type: Top floor flat	Date of assessment: 09 January 2014	Type of assessment: Retrofit, existing dwelling	
Date of certificate: 09 April 2014	Total floor area: 30 m <sup>2</sup>		
Use this document to:			
<ul style="list-style-type: none"> <li>Compare current ratings of properties to see which properties are more energy efficient</li> <li>Find out how you can save energy and money by installing improvement measures</li> </ul>			
Estimated energy costs or payments over 3 years		E 344	
Potential energy costs or payments over 3 years		E 242	
Potential energy savings over 3 years		E 102	
	Current costs	Potential costs	Potential future savings
Lighting	£ 114 over 3 years	£ 61 over 3 years	
Heating	£ 1,435 over 3 years	£ 1,314 over 3 years	
Hot Water	£ 600 over 3 years	£ 300 over 3 years	
	Total: £ 2,149	£ 1,775	
These figures show how much the average household would spend in this property for heating, lighting and hot water, and for fuel used but energy used by individual households. This excludes energy use for running machines like TVs, computers and cookers, and electricity generated by photovoltaic panels.			
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 recommended measures on page 3.			
The average energy efficiency rating for a dwelling in England and Wales is band D (rank 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.			
Recommended measures		Indicative cost	Typical savings over 3 years
1 Cavity wall insulation		£200 - £1,000	£ 35
2 Low energy lighting for all fixed outlets		£10	£ 25
3 Fan assisted storage heaters and dual thermostat radiator		£250 - £500	£ 225

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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