

esquire

Nightingale Court
Luton, LU3 1AB

£175,000



Offering a central location this two bedroom first floor apartment comprises; entrance hall, lounge, kitchen, two good size bedrooms, bathroom and residents parking. This apartment offers excellent access to the town center as well as the Thameslink main line train station. Call now to view 01582 569020

ESQUIRE ESTATES
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DESCRIPTION

ACCOMMODATION

ENTRANCE
Details to Follow

LOUNGE
Details to Follow

KITCHEN
Details to Follow

BEDROOM ONE
Details to Follow

BEDROOM TWO
Details to Follow

BATHROOM
Details to Follow

PARKING
Residents parking



Energy Performance Certificate



16, Nightingale Court,
Waldeck Road,
LUTON, LU3 1AB

Dwelling type: Mid-floor flat
Date of assessment: 01 September 2008
Date of certificate: 01 September 2008
Reference number: 8168-6021-4720-3789-0002
Total floor area: 49 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C	77	80	(69-80) C	71	72
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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 will 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 (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	280 kWh/m ² per year	268 kWh/m ² per year
Carbon dioxide emissions	2.1 tonnes per year	2.0 tonnes per year
Lighting	£47 per year	£25 per year
Heating	£139 per year	£131 per year
Hot water	£102 per year	£102 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.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

Certification mark