



**BUMBLEBEE**  
SALES & LETTINGS

**£1,350 pcm**  
**Turnberry Court, WD19**



 **2**  
Bedrooms

 **1**  
Bathroom

3rd Floor, 2 Bristol Avenue, Colindale London NW9 4EW |  
info@bumblebeeproperty.co.uk

**020 8359 3399**



**BUMBLEBEE**  
SALES & LETTINGS

**£1,350 pcm**  
**Turnberry Court, WD19**



2 bedroom end of terrace house with living room, kitchen with rolltop work surfaces & tiled splashbacks. The property has a double bedroom with built-in storage and a single bedroom that can be used as a home office. The property comes with a designated parking space and access to visitor parking. Only a 10 min walk from Carpenters Park train station.

Bumblebee present this two bedroom end of terrace house in Turnberry Court, WD19.

As you enter the property, you are greeted with the living room and kitchen with rolltop work surfaces & tiled splashbacks, white good included.

Heading to the first floor, you will find a double bedroom with built-in storage, a single bedroom that can also be used as a home office, and a fully tiled family bathroom.

Additionally with the property, there is a designated parking space and visitor parking available.

Located only a 10 minute walk from Carpenters Park train station, this property is ideal for commuters. The property also has access to local amenities, including supermarkets and a gym only a stones throw away.



**BUMBLEBEE**  
SALES & LETTINGS

£1,350 pcm  
Turnberry Court, WD19



# Energy performance certificate (EPC)

2 Turnberry Court  
WATFORD  
WD19 7BE

Energy rating

E

Valid until: 6 August 2034

Certificate number: 0152-3040-0208-8344-7204

Property type End-terrace house

Total floor area 46 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is E. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

## Breakdown of property's energy performance

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 355 kilowatt hours per square metre (kWh/m<sup>2</sup>).

---

## How this affects your energy bills

An average household would need to spend **£1,508 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £732 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

---

## Heating this property

Estimated energy needed in this property is:

- 3,369 kWh per year for heating
  - 1,664 kWh per year for hot water
-

## Impact on the environment

This property's environmental impact rating is D. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

---

This property produces 2.7 tonnes of CO<sub>2</sub>

This property's potential production 1.3 tonnes of CO<sub>2</sub>

---

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

---

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£38
2. Floor insulation (solid floor)	£4,000 - £6,000	£47
3. High heat retention storage heaters	£1,200 - £1,800	£545
4. Solar water heating	£4,000 - £6,000	£101
5. Solar photovoltaic panels	£3,500 - £5,500	£563

### Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Warm Homes Local Grant \(www.gov.uk/apply-warm-homes-local-grant\)](http://www.gov.uk/apply-warm-homes-local-grant)
  - Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
  - Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)
-

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Sukhdev Singh
Telephone	07949686979
Email	<a href="mailto:s.g.ltd@hotmail.com">s.g.ltd@hotmail.com</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/030646
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	5 August 2024
Date of certificate	7 August 2024
Type of assessment	<a href="#">RdSAP</a>

---