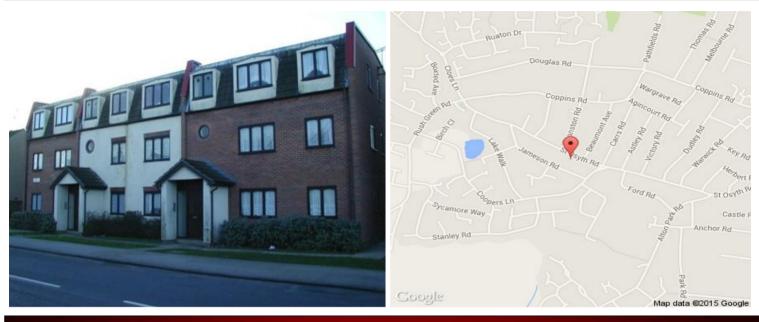


80 Station Road Clacton-On-Sea Essex CO15 1SP (01255) 221575 rent@lettinglink.co.uk www.lettinglink.co.uk



Grosvenor Court, St Osyth Road, Clacton-on-Sea, Essex, C015 3HD









The Letting Link offers this Second Floor Flat

- \* Two Double Bedrooms \* Lounge \* Kitchen \* Bathroom \* Storage Heating
- \* Fully Double Glazed \* Off Street Parking \* Close to Local Shops
- \* No Pets \* Non Smokers Preferred
- \* Deposit: £535.00

Rent :£535 p.c.m.

## Avaliable From: 14/04/2015











Misrepresentation Act 1967 These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

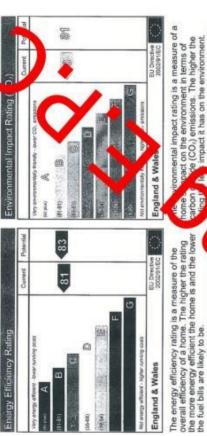
## Energy Performance Certificate

SÅP

1 11 ... O 'c 1.Rord Clacton-on-Sea Esex

13 November 2008 .4'75-118"-. 215 5.4 \* 294 58 m² 13 November 2008 Ground-floor flat Date of certificate: Reference number: Total floor area: Dwelling type: Date of assessment:

ergy This home's performance is rated in terms of the energy use per square metre of floor area, efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) en-



. 1

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.

)

Estimated energy use, carbon dioxide (C	n dioxide (C	) emissic	and el costs of this home
		Current	Potential
Energy use		159 kWh/m² per year	150 kWh/m² per year
Carbon dioxide emissions 🔶		1.5 tonnes per year	1.5 tonnes per year
Lighting		£53 per year	£29 per year
Heating		£195 per year	£199 per year

Less triptions about occupancy, heating patterns and geographical location, the servind, many provide lighting, heating and hot water to this on account the cost of fuel and not any associated service, maintenance or light and the argost service that provided for comparative purposes only and enables one home and the. Always check the date the certificate was issued, because fuel prices can denergy saving recommendations will evolve. Ø above table provides home. The fuel Based on standardis W P safety inspection ise over to be comp 2 DC

£71 per year

£71 per year

Hot water

he can achieve its potential rating please see the recommended measures. and the second sec



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Page 1 of 7