



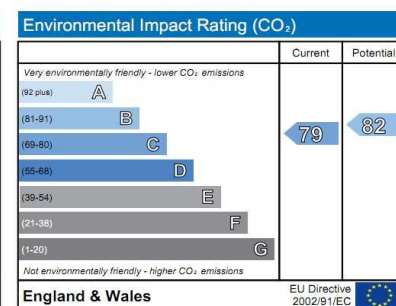
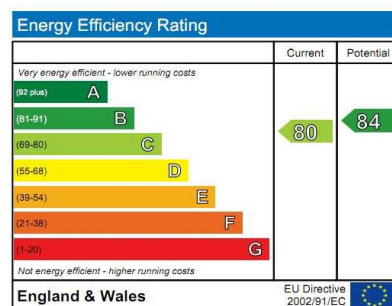
Energy Performance Certificate



Flat 9 Elizabeth House 1 Beaconsfield Road
WATERLOOVILLE
Hampshire
PO7 7SW

Dwelling type: Top-floor flat
Date of assessment: 16 February 2010
Date of certificate: 16 February 2010
Reference number: 8680-6622-7460-7286-8996
Type of assessment: RdSAP, existing dwelling
Total floor area: 68 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.



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 a 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	160 kWh/m ² per year	132 kWh/m ² per year
Carbon dioxide emissions	1.8 tonnes per year	1.5 tonnes per year
Lighting	£77 per year	£38 per year
Heating	£253 per year	£241 per year
Hot water	£100 per year	£87 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change 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. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

9 Elizabeth House Beaconsfield Road

Waterlooville PO7 7SW

Price: £900 pcm

DESCRIPTION

Immaculate 2 bedroom, top floor apartment situated in a Central Waterlooville location. The property has been newly decorated throughout including the installation of a new kitchen with integrated appliances and new carpets and flooring has been laid throughout. The apartment comprises of an open plan lounge/kitchen, master bedroom with fitted wardrobes and an en-suite shower room, bedroom 2 and a separate bathroom. Access is via a video entry system and there is a lift to all floors. Additional benefits include double glazing, gas central heating, bike store and an allocated parking space. The property is available from 1st December on a long term let. Council tax is Havant Borough Council Band C £1,520.47 year 19/20. 5 week deposit required. Sorry no pets.

ACCOMMODATION

COMMUNAL ENTRANCE

Access via video entry system. Lift to all floors.

TOP FLOOR APARTMENT

ENTRANCE HALL

LOUNGE AREA: 17' 0" x 11' 3" (5.18m x 3.43m)

Open plan to kitchen

KITCHEN AREA: 11' 1" x 8' 0" Narrowing to 6'0" (3.38m x 2.44m)

Integrated dishwasher, washing machine and fridge/freezer.

BEDROOM 1: 11' 9" x 9' 3" (3.58m x 2.82m)

Built in wardrobes.

EN-SUITE SHOWER ROOM: 7' 5" x 3' 5" (2.26m x 1.04m)



BEDROOM 2: 8' 9" x 7' 5" (2.66m x 2.26m)

Built in wardrobe.

BATHROOM 8' 4" x 6' 2" (2.54m x 1.88m)

OUTSIDE

ALLOCATED PARKING SPACE

