



WAINWRIGHT ESTATES

## Energy Performance Certificate

HM Government

Flat 14 Bembridge House, Bembridge Drive, HAYLING ISLAND, PO11 9LU

Dwelling type: Top-floor flat  
 Date of assessment: 12 June 2012  
 Date of certificate: 12 June 2012  
 Reference number: 9928-2002-6256-9392-0980  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 58 m<sup>2</sup>

### Use this document to:

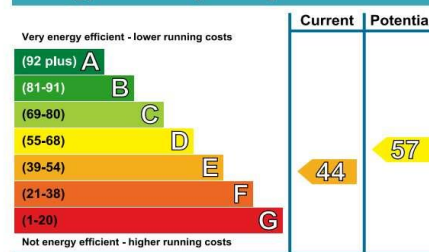
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,766
Over 3 years you could save	£ 666

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 165 over 3 years	£ 111 over 3 years	
Heating	£ 1,860 over 3 years	£ 1,416 over 3 years	
Hot Water	£ 741 over 3 years	£ 573 over 3 years	
<b>Totals</b>	<b>£ 2,766</b>	<b>£ 2,100</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



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 recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 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.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 504
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 126
3 Low energy lighting for all fixed outlets	£15	£ 39

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

# 14 Bembridge House Bembridge Drive

Hayling Island PO11 9LU

**Price: £825 pcm**

## DESCRIPTION

Wainwright Estates are pleased to offer this two double bedroom, refurbished, top floor apartment at Eastoke on Hayling Island. The property has been tastefully re-decorated offering neutral tones throughout. The real WOW factor is the 16' lounge and balcony with clear sea views, there are also two double bedrooms, a modern fitted kitchen and brand new bathroom. Outside there is residents parking on a first come, first serve basis. The property also benefits from double glazing and new energy efficient electric heaters. Available NOW!! Unfurnished. Call today to arrange your viewing.

## ACCOMMODATION

### HALLWAY

KITCHEN: 8' 3" x 8' 2" (2.51m x 2.49m)

LOUNGE: 16' 5" x 10' 5" (5.00m x 3.17m)

BEDROOM 1: 12' 5" x 9' 5" (3.78m x 2.87m)

BEDROOM 2: 12' 1" x 8' 5" (3.68m x 2.56m)

BATHROOM: 6' 4" x 5' 4" (1.93m x 1.62m)



## OUTSIDE

BALCONY

RESIDENTS PARKING

## COUNCIL TAX

Havant Borough Council Band B

**DEPOSIT: £850**

