



**PREDESIGN D**

**THE OLD MEETING HOUSE SOUTH PARADE, FROME, BA11 1EJ**

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A fabulous first floor flat that provides an incredible opportunity to rent in the highly sought after Circus in the beautiful city of Bath. This wonderful flat has been designed by an award winning architect and this property makes amazing use of the space. The floor-to-ceiling windows allow all the main rooms to take advantage of the outlook, while the open stairwell and gallery provide a dramatic sense of space and light to the interiors. Floor-to-ceiling windows lead from the main living area to a large balcony overlooking the Circus. Providing an intimate connection between inside and outside, a viewing is essential to appreciate this spectacular property.



DESCRIPTION

ACCOMMODATION

**LIVING ROOM** 30' 9" x 22' 4" (9.37m x 6.81m)  
A fabulous open plan living room - hard wood floors, fireplace, french doors to the balcony and amazing views to the south over the city of Bath.

**KITCHEN** 17' x 14' 4" (5.18m x 4.37m)  
State of the art kitchen with all of the latest technology. Six burner gas hob, two electric ovens, dishwasher and granite work tops.

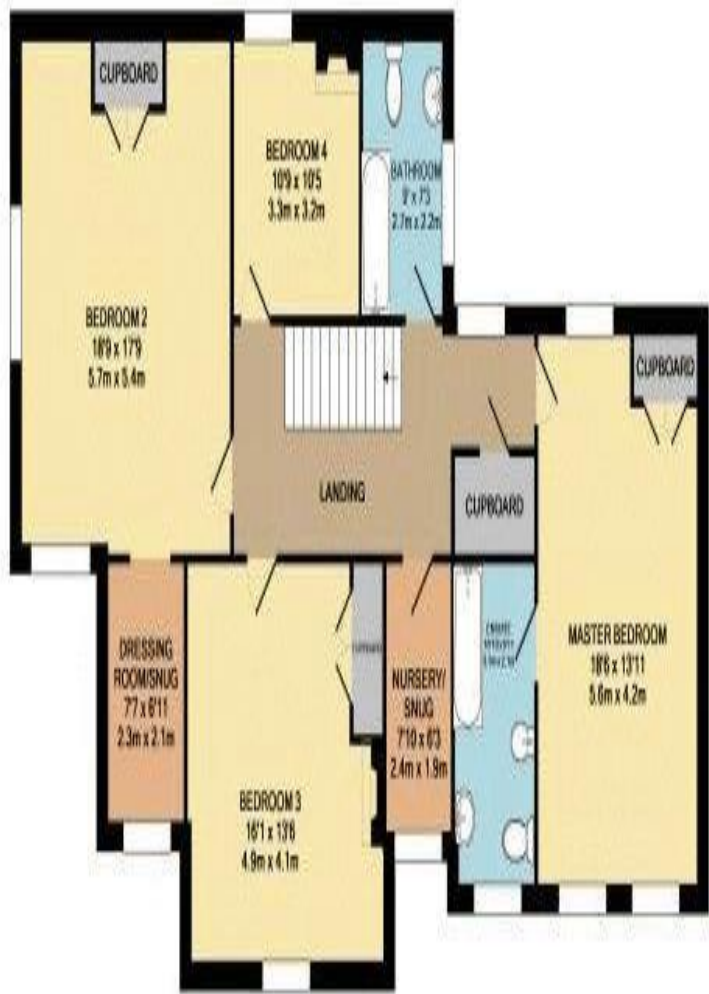
**BATHROOM** 14' x 8' 3" (4.27m x 2.51m)  
Contemporary in design, walk in shower, double sinks, WC, heated marble floors and heated chrome towel rail.

**MASTER BEDROOM** 22' 4" x 17' 8" (6.81m x 5.38m)  
Very spacious master suite with floor to ceiling windows, large walk-in closet and ensuite bathroom.

**BEDROOM ONE** 14' 1" x 11' 9" (4.29m x 3.58m)  
Light and bright room with dual aspect windows and built-in wardrobes.







## Energy Performance Certificate (EPC)



17 Any Street, District, Any Town, B5 5XX

Dwelling type: Detached house  
Date of assessment: 15 August 2011  
Date of certificate: 13 March 2012

Reference number: 0919-9628-8430-2785-5996  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 165 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	£5,367
Over 3 years you could save	£2,865

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£375 over 3 years	£207 over 3 years	
Heating	£4,443 over 3 years	£2,073 over 3 years	
Hot water	£549 over 3 years	£222 over 3 years	
Totals:	£5,367	£2,502	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating

	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
	49	76	
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).			

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£141	✓
2 Cavity wall insulation	£500 - £1,500	£537	✓
3 Draught proofing	£80 - £120	£78	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.