

CB ESTATES

SALES, LETTINGS & PROPERTY MANAGEMENT



CB Estates are pleased to offer for rent this spacious two double bedroom ground floor maisonette. The property is well-maintained throughout with the accommodation comprising of a spacious reception room, two double bedrooms, large modern fitted kitchen, modern fitted bathroom and direct access to good size rear garden. Available end of January - Unfurnished



150 Roseberry Gardens
Upminster, RM14

Monthly Rental
Of £1,200

Energy Performance Certificate

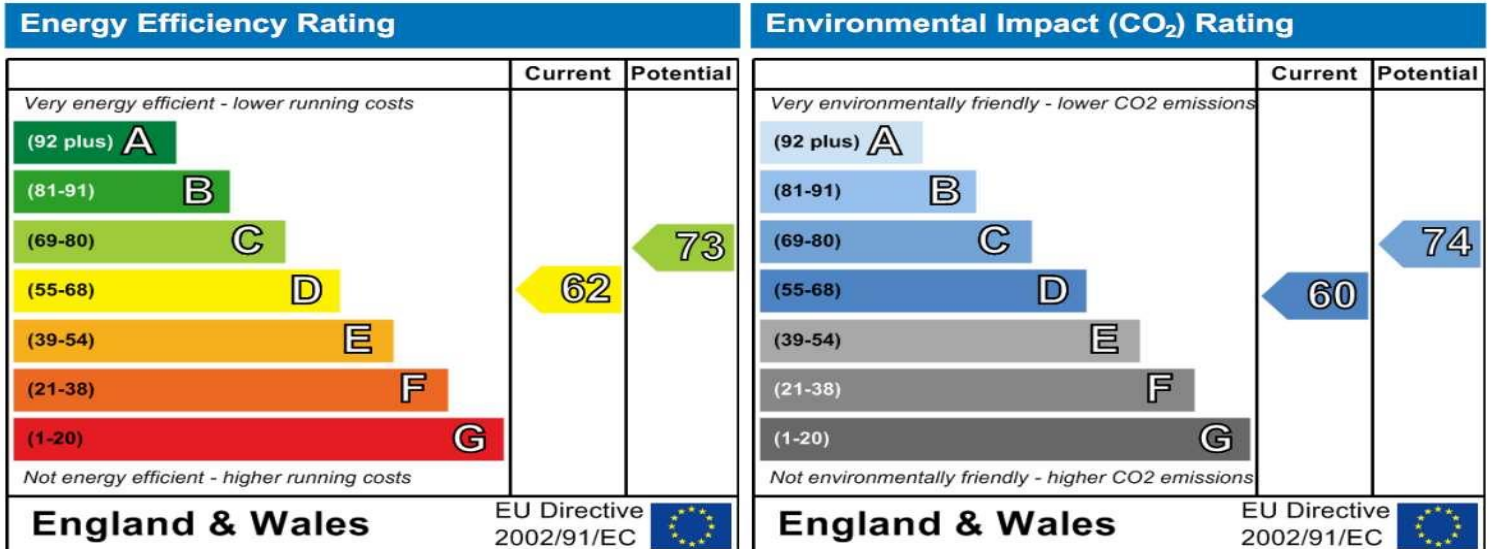


150, Roseberry Gardens
UPMINSTER
RM14 1NE

Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Type of assessment:
Total floor area:

Ground-floor flat
24 November 2011
24 November 2011
2448-0981-6259-7699-1960
RdSAP, existing dwelling
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	257 kWh/m ² per year	171 kWh/m ² per year
Carbon dioxide emissions	3.4 tonnes per year	2.2 tonnes per year
Lighting	£63 per year	£39 per year
Heating	£564 per year	£395 per year
Hot water	£90 per year	£80 per year

You could save up to £204 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.



Remember to look for the Energy Saving Trust 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.

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Tenant Fees

- £240.00: Administration Fee, contribution to contract and paperwork per property (non-refundable)
- £40.00: Homelet reference fee per person (non-refundable) six-week deposit and one-month rent in advance due the day before the move to avoid any delays.
 - £60.00: Contract Renewal fee
- Check Out Fee: e.g. £70.00 for a one bed flat - £95.00 for a three-bedroom house to be advised at point of offer.
 - £200.00 Lease reassignment fee plus any landlord disbursements.

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