

# CB ESTATES

SALES, LETTINGS & PROPERTY MANAGEMENT



**CB Estates are pleased to offer for rent the two double bedroom first floor maisonette conveniently situated for local amenities and transport links. The accommodation comprises of two double bedrooms, modern fitted kitchen and bathroom, spacious lounge, double glazing, gas central heating and large private garden to rear.**



**Erith Crescent  
Romford, RM5**

**Monthly Rental Of £1,050**

# Energy Performance Certificate

7a, Erith Crescent, ROMFORD, RM5 3JJ

**Dwelling type:** Top-floor flat  
**Date of assessment:** 02 March 2016  
**Date of certificate:** 03 March 2016

**Reference number:** 0246-2822-7779-9406-2531  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 43 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

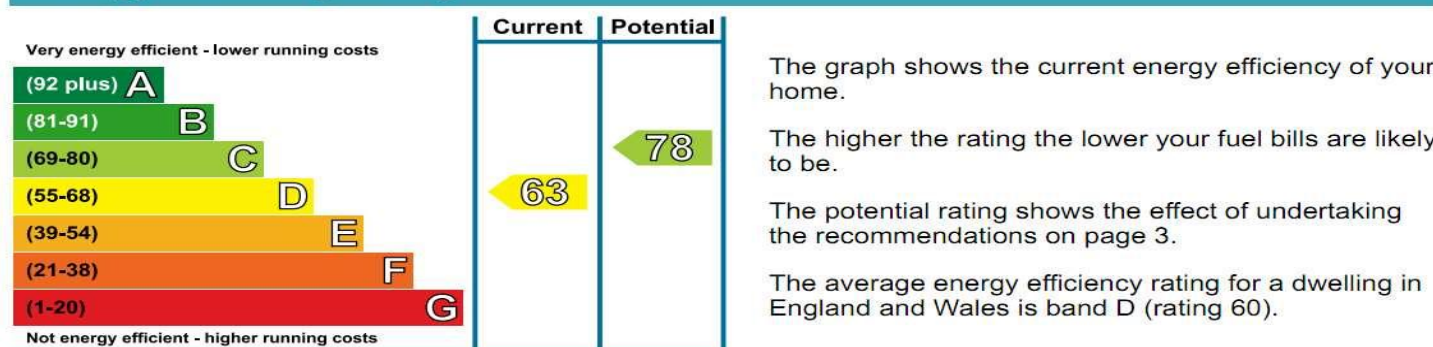
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,788</b>
<b>Over 3 years you could save</b>	<b>£ 798</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 93 over 3 years	
Heating	£ 1,308 over 3 years	£ 651 over 3 years	
Hot Water	£ 309 over 3 years	£ 246 over 3 years	
<b>Totals</b>	<b>£ 1,788</b>	<b>£ 990</b>	

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



## 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	£ 75	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 513	✓
3 Low energy lighting for all fixed outlets	£25	£ 66	

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). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

### 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.

27 Gobions Avenue, Romford, RM5 3SS

Tel: 01708 76 77 99 | Email: [enquiries@cbestatesltd.co.uk](mailto:enquiries@cbestatesltd.co.uk) | Web: [cbestatesltd.co.uk](http://cbestatesltd.co.uk)