

365 Residential

**HIGH STREET,
Soham**



- Large Double Bedroom
- Large Bathroom With Utility Area
- Walking Distance to Schools & Shops
- First Floor
- Parking
- Viewings 9am-9pm 7 Days A Week

**High Street
Soham**

£575pcm

A Centrally Located 1 Bed First Floor Flat. Double Bedroom, Open Plan Living Room/Kitchen, Bathroom With Built In Utility Area, Parking Space, Town Centre Location. Viewings 9am - 9pm 7 Days A Week.

Entrance Stairway

Open Plan Living Room/Kitchen

Bathroom with Utility Area

Large Double Bedroom

**Outside
Parking.**



Energy Performance Certificate

8a, High Street, Soham, ELY, CB7 5HD

Dwelling type: Top-floor flat
Date of assessment: 13 November 2012
Date of certificate: 26 November 2012

Reference number: 8782-7429-0269-5357-2996
Type of assessment: RdSAP, existing dwelling
Total floor area: 50 m²

Use this document to:

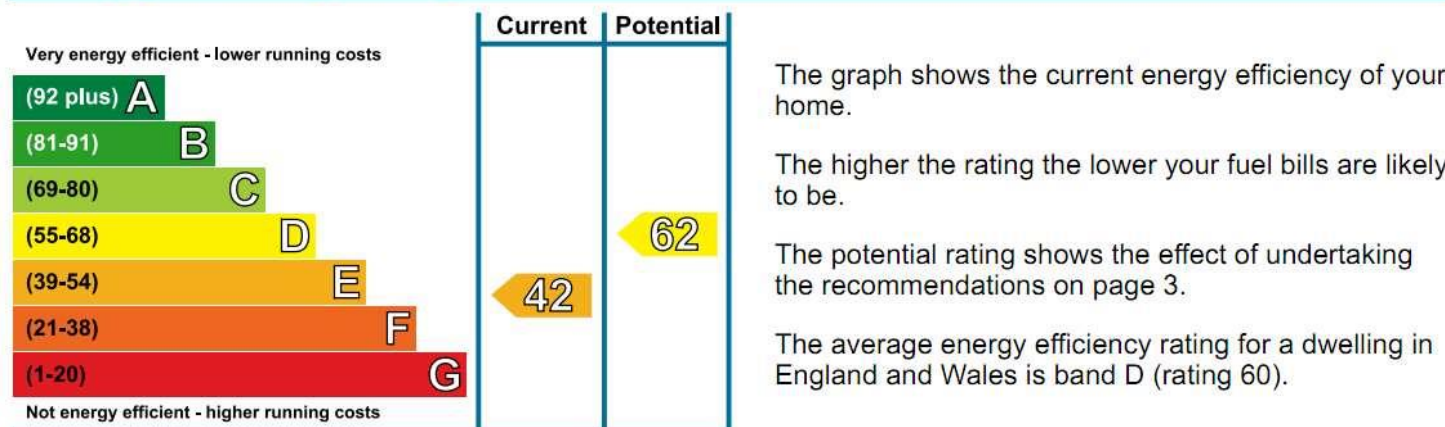
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,727
Over 3 years you could save	£ 951

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 117 over 3 years	£ 117 over 3 years	
Heating	£ 2,052 over 3 years	£ 1,398 over 3 years	
Hot Water	£ 558 over 3 years	£ 261 over 3 years	
Totals	£ 2,727	£ 1,776	

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 Internal or external wall insulation	£4,000 - £14,000	£ 201	✓
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 36	✓
3 Hot water cylinder thermostat	£200 - £400	£ 228	✓

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 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.