RESIDENTIAL

ESTABLISHED IN 2002









A converted split level maisonette finished to a high specification, within a ten minute walk of Staines upon Thames town centre. Each property offers a fully fitted kitchen which is open plan to the living area, fully fitted bathroom suite, under stairs storage, first floor mezzanine bedroom. There is use of a communal garden to the rear and parking on a first come basis.

AVAILABLE 22ND JANUARY 2024 - UNFURNISHED







New Road, Staines Upon Thames, Middlesex, TW18 3DH

EPC

Energy Performance Certificate



Flat 3, The Old Mission Hall, 18 New Road, STAINES-UPON-THAMES, TW18 3DH

Dwelling type: End-terrace house Reference number: 8101-2585-0839-5107-3683

Date of assessment: 08 June 2018 Type of assessment: SAP, new dwelling

Date of certificate: 08 June 2018 Total floor area: 40 m²

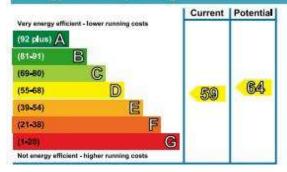
Use this document to:

- 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: Over 3 years you could save			£ 2,385 £ 291	
				Estimated energy costs of this home
***	Current costs	Potential costs	Potential future savings	
Lighting	£ 111 over 3 years	£ 111 over 3 years		
Heating	£ 1,794 over 3 years	£ 1,794 over 3 years	You could	
Hot Water	£ 480 over 3 years	£ 189 over 3 years	save £ 291	
Totals	£ 2,385	£ 2,094	over 3 years	

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.

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 291