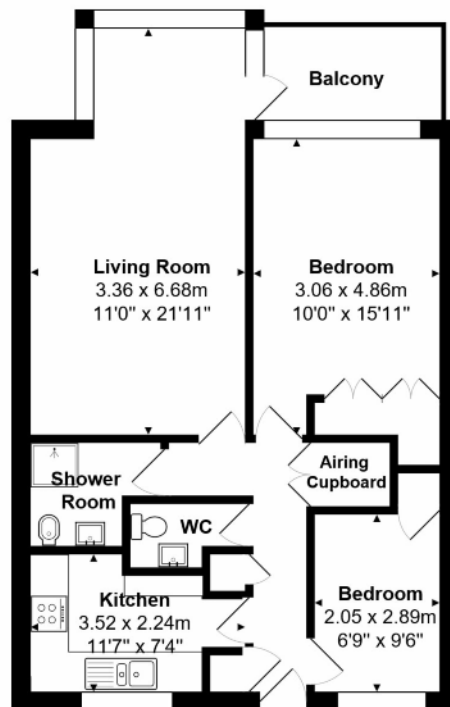






Kendrick Property Services are delighted to offer for sale this two bedroom apartment situated just off the seafront in one of Hove's most sought after locations. This New Church Road apartment can be found near the popular local shops/bars and restaurants that Church Road has to offer. Richardson Road can be found just over half a mile away, offering a wealth of local shops and Cafes. With Hove Station situated just over a mile away this flat offers strong links along the coast and up to London making for an easy commute. Blenheim Court offers 2 good size bedrooms, one of which looks out over the south facing balcony. The living room is also south facing and boasts 22 feet in length which is perfect for entertaining or having guests over. This apartment also comprises of a well fitted kitchen and bathroom with separate W/C. Blenheim Court also offers plenty of storage throughout and is complete with a garage and no onward chain.





Third Floor
Area: 67.2 m² ... 723 ft²

Kendrick Property Services Hove
197-201 Church Road
Hove, BN3 2AB

Sales, 01273 778333
sales@kendrickpropertyservices.co.uk
www.kendrickpropertyservices.co.uk

Under the property misrepresentations act these particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers, but do not constitute an offer or part of a contract. All details and approximate measurements are given in good faith and are believed to be correct at the time of printing, but any potential purchasers should not rely on the statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No employee of Kendrick Property Services has authority to make or give any representation or warranty to this property.

Energy Performance Certificate



Dwelling type: Mid-floor flat
Date of assessment: 17 January 2017
Date of certificate: 17 January 2017
Reference number: 8603-7929-2970-1283-6992
Type of assessment: RdSAP, existing dwelling
Total floor area: 67 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

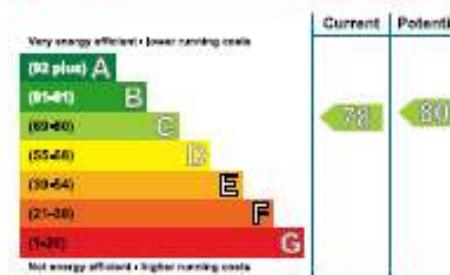
Estimated energy costs of dwelling for 3 years:	£ 1,302
Over 3 years you could save	£ 162

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 144 over 3 years	
Heating	£ 735 over 3 years	£ 699 over 3 years	
Hot Water	£ 339 over 3 years	£ 297 over 3 years	
Totals	£ 1,302	£ 1,140	

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.

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. Low energy lighting for all fixed outlets	£20	£ 72	
2. Replace boiler with new condensing boiler	£2,200 - £3,000	£ 87	

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.