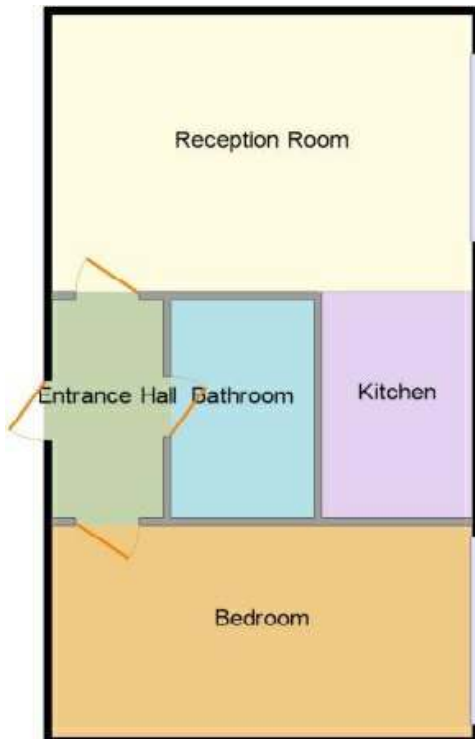






Kendrick Property Services are delighted to offer for sale this apartment in the highly desirable 'Deco Building' which was originally build in 1918. The property benefits from a bright and spacious living room with mezzanine area, open plan kitchen with breakfast bar, modern fitted bathroom and a good size double bedroom which has exceptionally high ceilings. In addition there is secure underground parking and The Deco Building comes with a long lease making this ideal for a first time buyer/ investor and is not to be missed.





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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: 14 April 2014
Date of certificate: 23 April 2014
Reference number: 8014-7424-2890-6224-6992
Type of assessment: RdSAP, existing dwelling
Total floor area: 57 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

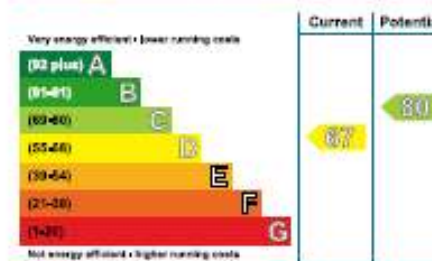
Estimated energy costs of dwelling for 3 years:	£ 1,779
Over 3 years you could save	£ 699

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 111 over 3 years	
Heating	£ 1,326 over 3 years	£ 750 over 3 years	
Hot Water	£ 276 over 3 years	£ 219 over 3 years	
Totals	£ 1,779	£ 1,080	

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
1 Internal or external wall insulation	£4,000 - £14,000	£ 528
2 Low energy lighting for all fixed outlets	£15	£ 57
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 84

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.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.