



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.

2 Fan-assisted storage heaters	£900 - £1200	£ 186	Available with Green Deal
1 Low energy lighting for all fixed outlets	£ 15	£ 39	Typical savings over 3 years
Indicative cost		£ 39	Typical savings over 3 years

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

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).

Energy Efficiency Rating

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.

Lighting	£ 195 over 3 years	£ 141 over 3 years
Heating	£ 1,350 over 3 years	£ 1,179 over 3 years
Hot Water	£ 399 over 3 years	£ 399 over 3 years
Totals	£ 1,944	£ 1,719

Estimated energy costs of this home

Over 3 years you could save	£ 225
Estimated energy costs of dwelling for 3 years:	£ 1,944

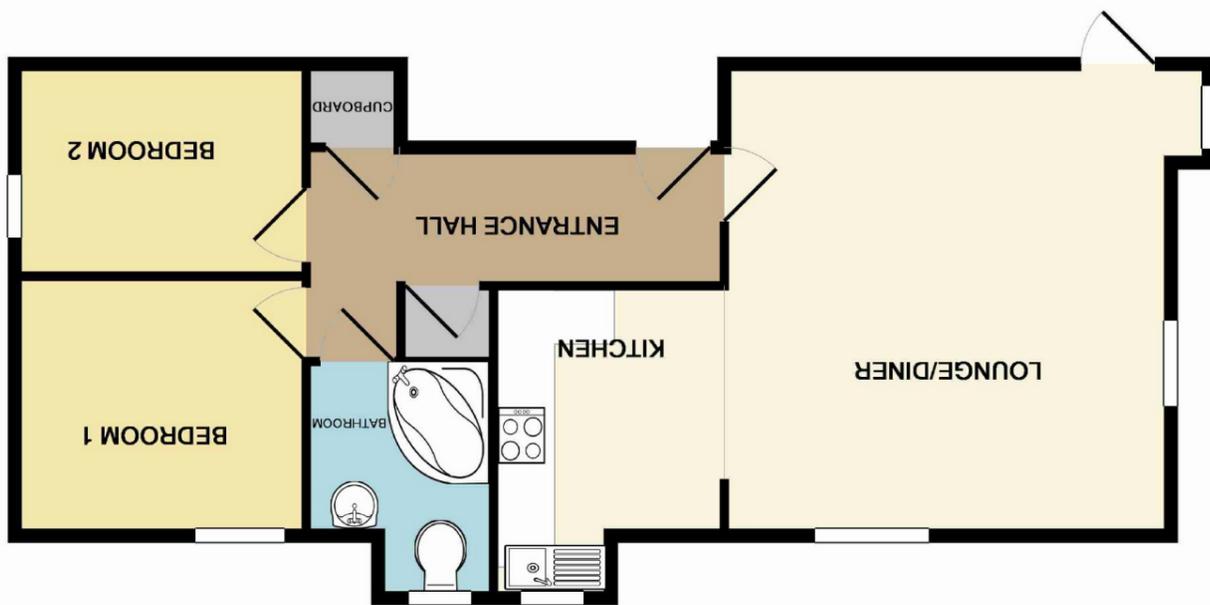
Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Dwelling type: Top-floor flat
 Date of assessment: 03 March 2014
 Date of certificate: 04 March 2014
 Reference number: 8774-7427-2490-4027-3902
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 64 m²

Energy Performance Certificate

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL APPROX. FLOOR AREA 59.9 SQ.M. (645 SQ.FT.)



19 CHARLES WILLIAMS APTS, SCARBOROUGH, YO12 6LY
£112,950

Andrew COWEN
 ESTATE & LETTING AGENTS

Modern apartment in a great North Yorkshire location, ready to move into, ideal investment.



COMMUNAL ENTRANCE

A second floor apartment located at Charles Williams Apartments with a buzzer entry system.

ENTRANCE HALL

Door entry phone. Night storage heater. Two built in cupboards, one housing the hot water tank. Telephone point. Smoke detector. Halogen spot lights. Loft access.

LOUNGE 5.0m x 4.5m (16'5" x 14'9")

Three uPVC windows, night storage heater, TV point, two ceiling pendants light, ample power points. Open access through to:

KITCHEN 2.4m x 3.5m (7'10" x 11'6")

Good range of wall and base units with complementary worktops. Built in electric oven with hob above. Extractor hood. Tiled splash backs. Stainless steel sink and

drainer with mixer taps. Fluorescent strip light. Ample space for table.

BEDROOM 1 2.7m x 3.8m (8'10" x 12'6")

UPVC double glazed window, night storage heater, ceiling pendant light.

BEDROOM 2 2.1m x 3.2m (6'11" x 10'6")

UPVC double glazed window, electric wall heater, ceiling pendant light.

BATHROOM

UPVC double glazed window. Coloured suite incorporating pedestal wash hand basin, WC and corner bath and shower over. Partially tiled walls.

OUTSIDE

There is a car park to the rear of the building with an allocated parking space.

TENURE

This property is believed to be Leasehold with a maintenance agreement in place of £552.75 for 2014, but all matters of tenure are subject to verification and clarification of solicitors in a contract of sale, vacant possession upon completion.

COUNCIL TAX

We believe the Council Tax band is Band B

VIEWING

Gladly arranged through sole agents Andrew Cowen Estate Agent, 1 Harcourt Place, Scarborough, YO11 2EP



While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property. Please note also that we have not tested any fittings, apparatus or services within or surrounding the property and recommend verification either from your solicitor or from a surveyor.