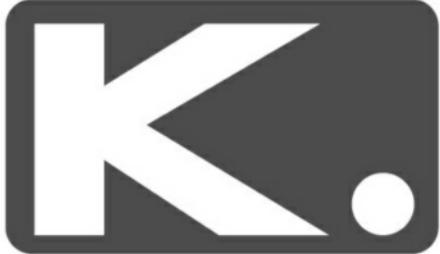




KENDRICK PROPERTY SERVICES

Durham Close Brighton BN2 4LY





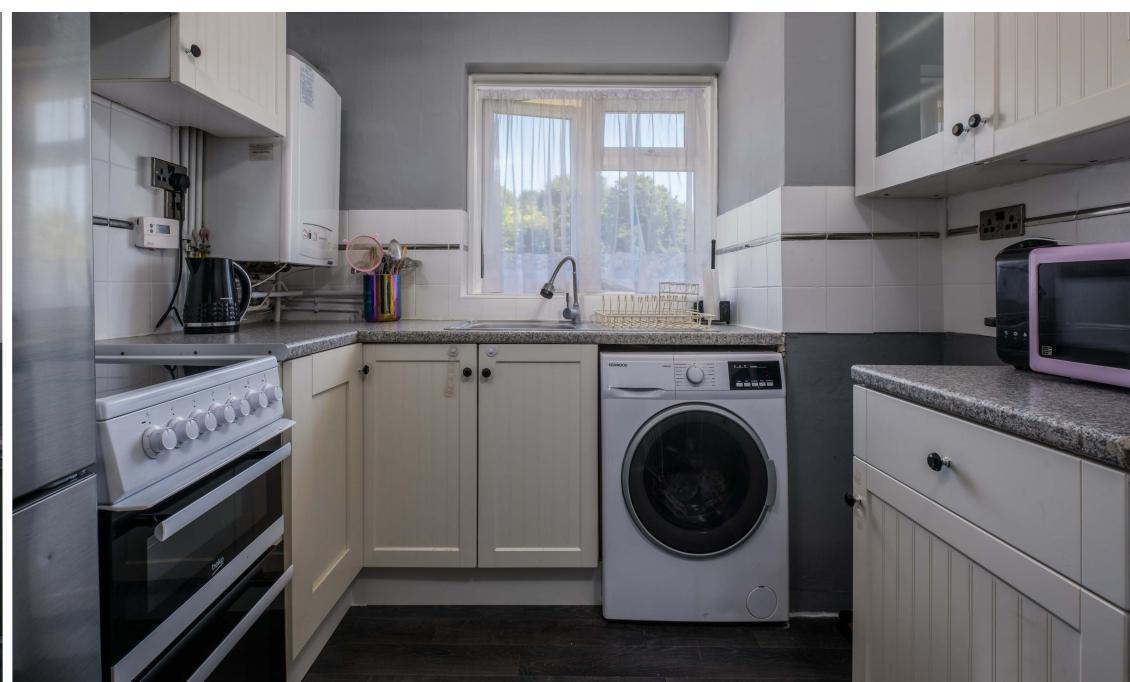
KENDRICK PROPERTY SERVICES



Kendrick Property Services Are delighted to offer for sale this 3 Bedroom flat situated on the top floor. This large and spacious flat consists of 3 good size bedrooms, family bathroom and modern fitted kitchen. Durham Close also benefits from double glazed windows, gas central heating and has use of the shared garden. The property is an ideal first time purchase/ investment and is not to be missed.



KENDRICK PROPERTY SERVICES





Kendrick Property Services
10-12 Lewes Road
Brighton BN2 3HP

Sales - 01273 600162
sales@kendrickpropertyservices.co.uk
www.kendrickpropertyservices.co.uk

Under the property misdescriptions 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

HM Government

Dwelling type: Top-floor flat
 Date of assessment: 20 November 2018
 Date of certificate: 21 November 2018
 Reference number: 8291-4705-7429-1626-2983
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 71 m²

Use this document to:

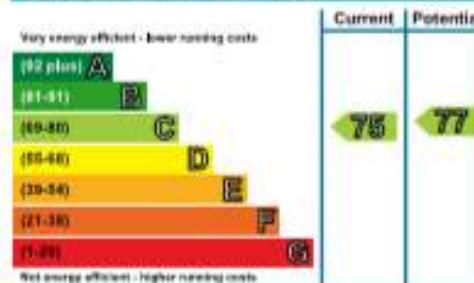
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,473		
Over 3 years you could save	£ 147		
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 162 over 3 years	
Heating	£ 981 over 3 years	£ 682 over 3 years	
Hot Water	£ 282 over 3 years	£ 282 over 3 years	
Totals	£ 1,473	£ 1,626	



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 Increase loft insulation to 270 mm	£100 - £350	£ 102
2 Low energy lighting for all fixed outlets	£10	£ 42

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.