



Flat 1 Heathside, Oakshade Road, Oxshott, KT22 0JT £1,400 Per calendar month

OXSHOTT OFFICE

High Street, Oxshott, Surrey KT22 0JP

Tel: 01372 844 200 Email: oxshott@boycethornton.co.uk

www.boycethornton.co.uk

Well presented three bedroom apartment at the heart of Oxshott Village. Walking distance of British Rail station. Available March EPC C

Door leading to 1st floor private door to :

Entrance Hall

Cloaks cupboard housing electric fuse box, combination boiler, door to :

Sitting Room

Front aspect, secondary glazed window, double radiator, opening through to :

Kitchen/Breakfast Room

Modern units at eye and base level, complimentary work-surfaces with drawers and cupboards below, stainless steel gas hob with extractor hood over, integrated fridge/freezer, dishwasher, washer/dryer, stainless steel sink unit with double drainer and mixer tap, Zanussi stainless steel oven, wood effect flooring.

Bathroom

Modern white suite comprising panel enclosed bath with tiled splashbacks and shower over, low level w.c., pedestal wash hand basin with tiled splashback, chrome towel rail.

Bedroom 3

Front aspect, secondary glazed window.

Stairs rising to top floor

Bedroom 1

Front aspect, secondary glazed window, built in cupboard.

Bedroom 2

Rear aspect, secondary glazed window.

Shower Room

Fully tiled shower cubicle, low level w.c.,

Energy Performance Certificate

Flat 1 Heathside, Oakshade Road, Oxshott, LEATHERHEAD, KT22 0JT

Dwelling type: Top-floor flat	Reference number: 9102-2832-7327-9792-4961
Date of assessment: 12 December 2012	Type of assessment: RdSAP, existing dwelling
Date of certificate: 12 December 2012	Total floor area: 98 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:	£1,662
--	---------------

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£183 over 3 years	£183 over 3 years	Not applicable
Heating	£1,209 over 3 years	£1,209 over 3 years	
Hot Water	£270 over 3 years	£270 over 3 years	
Totals	£1,662	£1,662	

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.

Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #0070C0; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #4CAF50; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #8BC34A; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #FFEB3B; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #FFC107; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #FF5722; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #D32F2F; color: white;">(1-20) G</td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #0070C0; color: white;">Current</th> <th style="background-color: #0070C0; color: white;">Potential</th> </tr> <tr> <td style="font-size: 2em; font-weight: bold;">76</td> <td style="font-size: 2em; font-weight: bold;">76</td> </tr> </table>	Current	Potential	76	76
(92 plus) A												
(81-91) B												
(69-80) C												
(55-68) D												
(39-54) E												
(21-38) F												
(1-20) G												
Current	Potential											
76	76											

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).





