

Epping Close, Great Clacton, Essex, CO15 4UZ



The Letting Link offers this First Floor Flat

- * One Bedroom * Lounge * Kitchen * Bathroom * Gas Central Heating
- * Quiet Location * Close To Local Shops * Communal Garden * Parking for One Car
- * Employed Persons Preferred * No Pets * No Children * Non Smokers Only
- * Deposit £550.00

Rent :£550 p.c.m.

Available From: 10/10/2019



Misrepresentation Act 1967
These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

Energy Performance Certificate



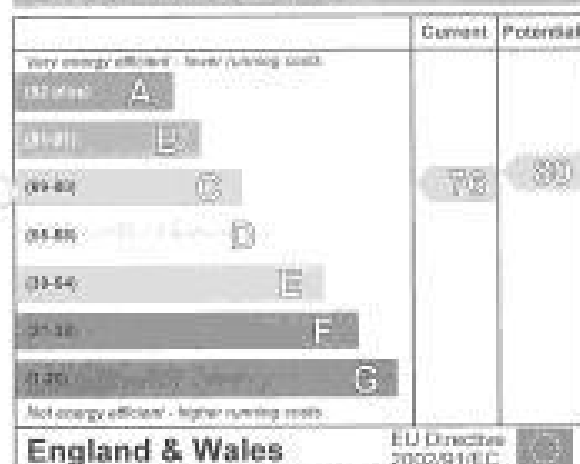
17a Iford Court
Epping Close
CLACTON-ON-SEA
CO15 4UZ

Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Type of assessment:
Total floor area:

Top-floor flat
17 March 2010
18 March 2010
8840-6027-7160-4343-3952
RdSAP, existing dwelling
37 m²

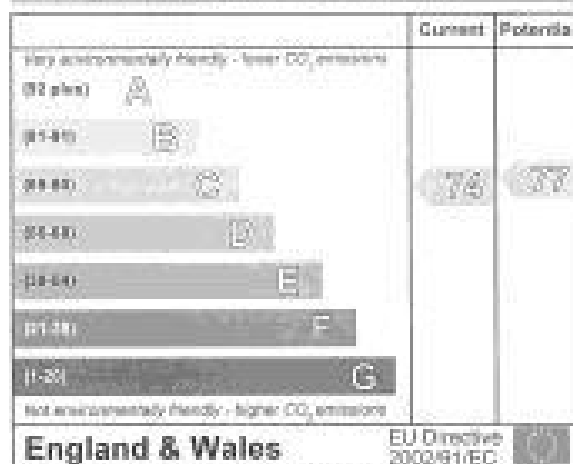
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environment Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

| | Current | Potential |
|--------------------------|---------------------------------|---------------------------------|
| Energy use | 262 kWh/m ² per year | 229 kWh/m ² per year |
| Carbon dioxide emissions | 1.6 tonnes per year | 1.4 tonnes per year |
| Lighting | £38 per year | £19 per year |
| Heating | £276 per year | £258 per year |
| Hot water | £70 per year | £70 per year |

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.