



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.

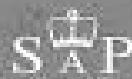
Available From: 10/10/2019



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: Top-floor flat  
Date of assessment: 17 March 2010  
Date of certificate: 18 March 2010  
Reference number: 0840-6907-7160-4343-3992  
Type of assessment: RdSAP, existing dwelling

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 (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
0.0-100	A	
101-120	B	
121-140	C	
141-160	D	
161-180	E	
181-200	F	
201-220	G	
Not energy efficient - higher running costs		

## England & Wales

EU Directive 2002/91/EC

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 (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (0-100)		
101-120	A	
121-140	B	
141-160	C	
161-180	D	
181-200	E	
201-220	F	
221-250	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		

## England & Wales

EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	262 kWh/m <sup>2</sup> per year	229 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.6 tonnes per year	1.4 tonnes per year
Lighting	£38 per year	£19 per year
Heating	£278 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 cooling 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.