

1 Bed Apartment In Garden Flat , Bath, BA2 3AN

£1,500 Monthly





## SHORT DESCRIPTION

Property Ref: 2528 Council Tax:F King bed Apartment. Fully furnished. £1,500 per month including all bills. \*\*\*Available 10 July 2024\*\*\* Central Bath, 10 mins walk to Railway Station. 1 month's deposit required. 400 square feet. Kingsize bedroom, living room, shower room, galley kitchenette. No additional fees. Tenant reference will be required. (Energy Performance Certificate: D)....

1

Bed Room(s)

1

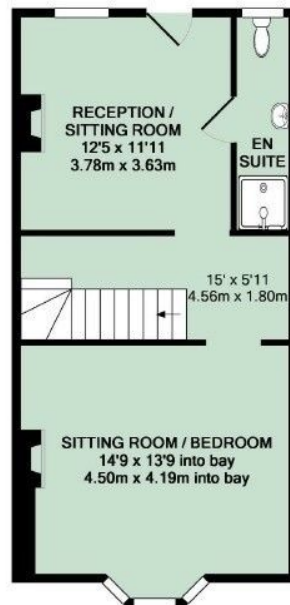
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 455 SQ.FT.  
(42.3 SQ.M.)

## EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

**Use this document to:**

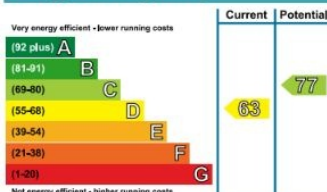
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,680</b>
<b>Over 3 years you could save</b>	<b>£ 699</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 99 over 3 years	£ 99 over 3 years	
Heating	£ 1,347 over 3 years	£ 645 over 3 years	
Hot Water	£ 234 over 3 years	£ 237 over 3 years	
<b>Totals</b>	<b>£ 1,680</b>	<b>£ 981</b>	

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**



Current	Potential
63	77

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 Internal or external wall insulation	£4,000 - £14,000	£ 429
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 114
3 Draught proofing	£80 - £120	£ 21

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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