

BERRIDGE

ESTATE AGENTS & PROPERTY MANAGEMENT

Brooklands Drive, Leighton Buzzard, LU7

£1,100 **per month**



- CLOSE TO LOCAL SCHOOLS
- LARGE PRIVATE REAR GARDEN
- WALKING DISTANCE TO TOWN CENTRE
- GARAGE AND DRIVEWAY
- FULLY DOUBLE GLAZED
- VIEWING HIGHLY RECOMMENDED



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Brooklands Drive, Leighton Buzzard, LU7

Front Aspect -

Large Frontage with parking

Large Kitchen -

Large Fully refitted kitchen

Dining Area -

Large kitchen diner

Large Lounge -

Large living room

Master Bedroom -

Bedroom Two -

Large Garden -

Long enclosed rear garden

Side Aspect -

Long enclosed area at the side of the house leading to large garage.



Energy Performance Certificate

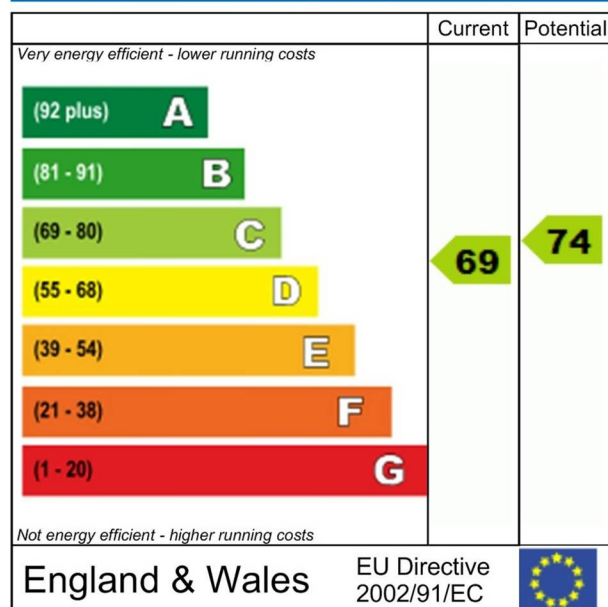


62, Brooklands Drive
LEIGHTON BUZZARD
LU7 3PE

Dwelling type: Semi-detached house
Date of assessment: 13 October 2008
Date of certificate: 13 October 2008
Reference number: 8008-6420-5399-8297-1096
Total floor area: 48 m²

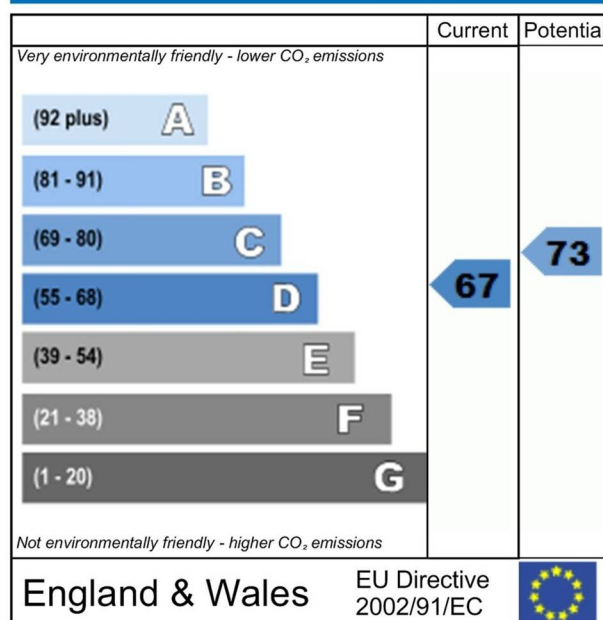
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

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.

Environmental 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	285 kWh/m ² per year	238 kWh/m ² per year
Carbon dioxide emissions	2.3 tonnes per year	1.9 tonnes per year
Lighting	£43 per year	£22 per year
Heating	£302 per year	£276 per year
Hot water	£88 per year	£76 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

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



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call **0800 512 012** or visit **www.energysavingtrust.org.uk/myhome**