

Hockliffe Street, Leighton Buzzard, LU7

£625 per month



- One Allocated Parking Space
- Close to Local School
 Spacious Lounge





58-62 Hockliffe Street, Leighton Buzzard, Bedfordshire. LU7 1HJ TEL: 01525 850333 FAX: 01525 851144 WEB: www.BerridgeLB.com EMAIL: info@berridgelb.com

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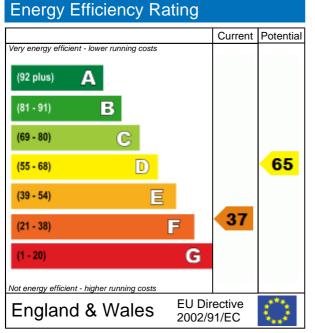
Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

Energy Performance Certificate



Middle Flat 62 Hockliffe Street LEIGHTON BUZZARD LU7 1HJ Dwelling type: Mid floor flat Date of assessment: 30 September 2008 Date of certificate: 15 October 2008 Reference number: 0355-2810-6512-0578-7241 Total floor area: 65 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 (CO_2) emissions.



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.

Current Potential Very environmentally friendly - lower CO2 emissions (92 plus) A B (81 - 91)(69 - 80)C D (55 - 68)57 52 (39 - 54) 크 E (1 - 20) G Not environmentally friendly - higher CO2 emissions EU Directive England & Wales 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) 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	354 kWh/m² per year	397 kWh/m² per year
Carbon dioxide emissions	3.5 tonnes per year	3.9 tonnes per year
Lighting	£59 per year	£32 per year
Heating	£559 per year	£336 per year
Hot water	£238 per year	£110 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**