

To Let

Flat 4 Warmstar House, Chapel Street, Redruth,

A spacious two double bedroom duplex apartment situated close to Redruth town and amenities including doctor's surgery and shops. There is an open plan living area measuring 24ft 2 x 20ft 6 with fitted kitchen including gas hob and electric oven to the top floor and two double bedrooms, one measuring 16ft 8 x 12ft 8 and the other 11ft 1 x 11ft 8 with fitted wardrobes and a shower room to the lower floor. There is off road parking for up to two vehicles. The apartment is ready for immediate occupation subject to the relevant references. No Pets or Children. EPC: B. Deposit £950.00. Council Tax Band A.



- SPACIOUS DUPLEX APARTMENT
- GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- PARKING FOR UP TO 2 VEHICLES
- OPEN PLAN LIVING AREA
- CLOSE TO TOWN
- SHOWER ROOM/WC
- NO PETS or CHILDREN

£950 per month £950 Deposit



Energy Performance Certificate



Flat 4, Warmstar House, Chapel Street, REDRUTH, TR15 2BY

Dwelling type: Mid-floor flat
Date of assessment: 15 June 2017
Date of certificate: 15 June 2017
Reference number: 8533-7236-5220-7205-8992
Type of assessment: SAP, new dwelling
Total floor area: 94 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:

£ 1,116

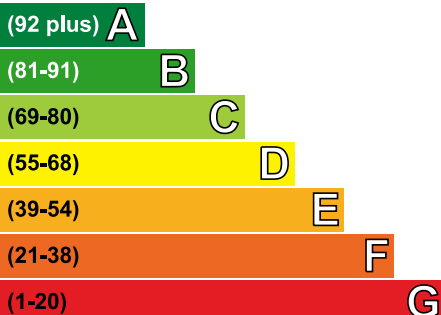
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 186 over 3 years	Not applicable
Heating	£ 618 over 3 years	£ 618 over 3 years	
Hot Water	£ 312 over 3 years	£ 312 over 3 years	
Totals	£ 1,116	£ 1,116	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
84	84

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

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.