# ferguson young

YOUR LOCAL INDEPENDENT **ESTATE AGENTS** 

## To Let

## 5 Warmstar House, Chapel Street, Redruth, TR15

A newly converted one bedroom ground floor apartment with a useful office/occasional bedroom situated close to Redruth town and transport links. The apartment is warmed by gas central heating and is double glazed. There is a large open plan living area with a fitted kitchen and ample space for a dining table and lounge furniture. The office could be used as an occasional bedroom for a child. There is a double bedroom with ensuite shower room/WC. Available Now! EPC C. Council Tax Band A. Minimum Affordability Criteria will apply. Deposit £750.00



- GROUND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- GAS CENTRAL HEATING
- CLOSE TO TOWN

- OPEN PLAN LIVING AREA
- OFFICE/OCCASIONAL BEDROOM
- SHOWER ROOM/WC
- AVAILABLE NOW!

### £750 per month Deposit £750







#### **Energy performance certificate (EPC)**

Flat 5 Warmstar House Chapel street Redruth TR15 2BY Energy rating

Valid until: 7 April 2034

Certificate number: 0689-30

0689-3007-4204-9824-6204

Property type

Ground-floor flat

Total floor area

59 square metres

#### Rules on letting this property

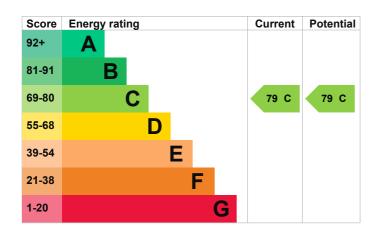
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

#### **Energy rating and score**

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60