



Mostyn Estates

LLANDUDNO AND FLINTSHIRE

FLAT 2, 50 ABBEY ROAD, LLANDUDNO

- **2 Bedrooms**
- **1st floor of Victorian townhouse**
- **Rent: £475 per month**

LETTING INFORMATION:

Date available: **Now**

Furnishing: **Unfurnished**

Deposit: **£475**

Letting type: **AST, long term**

Spacious flat in a popular residential area, within easy reach of Llandudno town centre, the A55 Expressway, railway and bus routes.

DESCRIPTION

This spacious, two bedroom flat is in a popular, quiet residential area of this traditional-looking but busy Victorian seaside town.

Llandudno town centre is within easy reach, including many national retailers such as Marks and Spencer, Sainsbury, Debenhams, BHS and Asda.

The Promenade and beach are less than half a mile away, a fifth of all of Wales' hotels are within easy walking distance, so combining attractive leisure and employment opportunities.

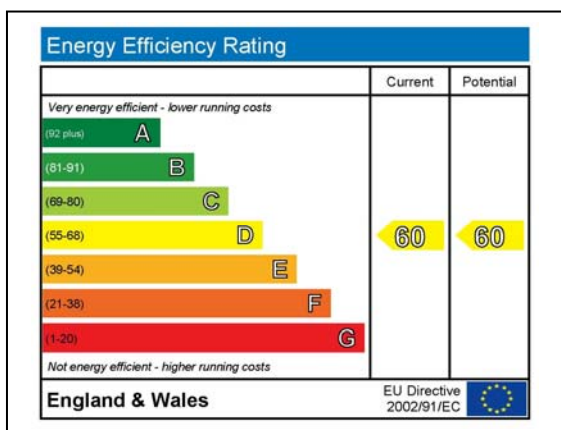
Primary and secondary schools are all within a few minutes travel.

Transport links are good, local bus routes and the railway close by and the A55 Expressway less than five miles away.

Pets may be acceptable, but it is a 1st floor flat with no dedicated garden.

To make a pleasant and safe environment for all, the flat is non-smoking.

Heating and cooking is with electricity, and **an electric cooker is provided with the flat.**



Energy Performance Certificate

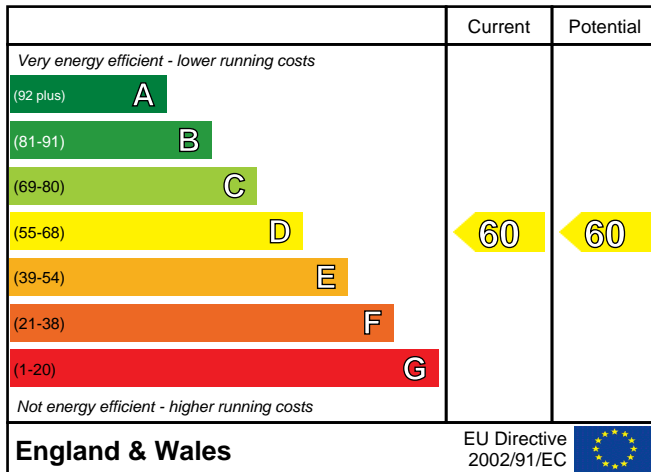


Flat 2 50 Abbey Road
LLANDUDNO
Gwynedd
LL30 2EH

Dwelling type: Mid-floor flat
Date of assessment: 24 February 2010
Date of certificate: 24 February 2010
Reference number: 8590-6022-7460-8394-2922
Type of assessment: RdSAP, existing dwelling
Total floor area: 71 m²

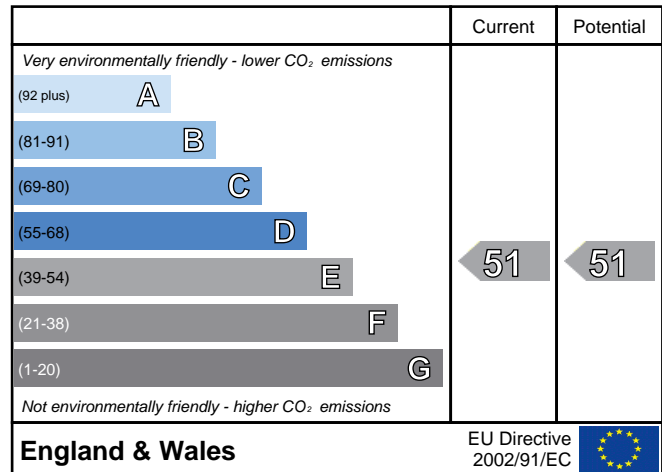
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

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 Rating (CO₂)



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	398 kWh/m ² per year	398 kWh/m ² per year
Carbon dioxide emissions	4.3 tonnes per year	4.3 tonnes per year
Lighting	£42 per year	£42 per year
Heating	£379 per year	£379 per year
Hot water	£230 per year	£230 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by BRE Certification, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2005 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections)(England and Wales) Regulations 2007 as amended. A copy of the certificate has been lodged on a national register.

Assessor's accreditation number: BREC100188
Assessor's name: Mark Kevan Russell
Company name/trading name: Mark Kevan Russell
Address: 3, Lon Y Llyn, Pensarn, Abergele,
Conwy, LL22 7RR
Phone number: 07778 043 785
Fax number:
E-mail address: mark@mktstationery.plus.com
Related party disclosure: No related party

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are as above. You can get contact details of the accreditation scheme from their website at www.breassessor.co.uk together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average Energy Efficiency Rating for a dwelling in England and Wales is band E (rating 46).

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home. Different methods of calculation are used for homes and for other buildings. Details can be found at www.communities.gov.uk/epbd.

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings in the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

**Visit the Department for Communities and Local Government website at
www.communities.gov.uk/epbd to:**

- Find how to confirm the authenticity of an energy performance certificate.
- Find how to make a complaint about a certificate or the assessor who produced it.
- Learn more about the national register where this certificate has been lodged - the Department is the controller of the data on the register for Data Protection Act 1998 purposes.
- Learn more about energy efficiency and reducing energy consumption.

Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com

Recommended measures to improve this home's energy performance

Flat 2 50 Abbey Road
LLANDUDNO
Gwynedd
LL30 2EH

Date of certificate: 24 February 2010
Reference number: 8590-6022-7460-8394-2922

Summary of this home's energy performance related features

The table below gives an assessment of the key individual elements that have an impact on this home's energy and environmental performance. Each element is assessed by the national calculation methodology against the following scale: Very poor / Poor / Average / Good / Very good. The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Sandstone, as built, no insulation (assumed)	Very poor	Very poor
Roof	(another dwelling above)	-	-
Floor	(other premises below)	-	-
Windows	Single glazed	Very poor	Very poor
Main heating	Electric storage heaters	Average	Poor
Main heating controls	Manual charge control	Poor	Poor
Secondary heating	None	-	-
Hot water	Electric immersion, off-peak	Very poor	Poor
Lighting	Low energy lighting in all fixed outlets	Very good	Very good
Current energy efficiency rating		D 60	
Current environmental impact (CO₂) rating			E 51

Low and zero carbon energy sources

None

Recommendations

None

Further measures to achieve even higher standards

The measures listed below should be considered if aiming for the highest possible standards for this home. However, you should check the conditions in any covenants, planning conditions, warranties or sale contracts.

1 Replace single glazed windows with low-E double glazing	£71	D 65	D 58
Enhanced energy efficiency rating		D 65	
Enhanced environmental impact (CO ₂) rating			D 58

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO₂) emissions.

About the cost effective measures to improve this home's performance ratings

Not applicable

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

1 Double glazing

Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single-glazed windows with double glazing will improve comfort in the home by reducing draughts and cold spots near windows. Double-glazed windows may also reduce noise, improve security and combat problems with condensation. Building Regulations apply to this work, so either use a contractor who is registered with a competent persons scheme¹ or obtain advice from your local authority building control department.

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO₂ emissions.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.

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.

¹ For information on competent persons schemes enter "existing competent person schemes" into an internet search engine or contact your local Energy Saving Trust advice centre on 0800 512 012.