



GRAYS

E S T A T E S

Property
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TO LET



Flat 2, 23 Augusta Street, Llandudno

ref: GEL156

RENT - £550 pcm exclusive

Three bedrooms
Second Floor
Great location

Recently decorated
Double Glazed
Bond £650

**For further information, please contact us on 01492 868516
And see this property on our website at www.graysestates.co.uk**

Flat 2, 23 Augusta Street, Llandudno

The entrance door leads into the communal hallway where there are stairs to the second floor. Here there is a wooden door leading to the flat. The L shaped hallway comprises an electric storage heater in the hallway, audio intercom system, storage cupboard, doors to the rear bedroom, two front bedrooms, lounge, kitchen and bathroom.

Lounge: 4.52m (max) x 5.02m (into bay) (14'10 x 16'5)

This wonderfully bright and airy lounge, with a large double glazed bay sash window with wooden panelling below, overlooking the distant hills, comprises an electric storage heater, telephone point, TV aerial point, cupboards housing the electric meters.



Kitchen: 3.77m x 2.64m (12'4 x 8'8)

With linoleum flooring, this kitchen comprises a range of wall, base and drawer units, with a rolled edge worktop. It is partially tiled, and features a double glazed window to the rear, a stainless steel sink and drainer, plumbing for a washing machine, electric cooker, space for a fridge/freezer and a storage heater.



Bathroom: 2.67m x 1.61m (8'9 x 5'3)

Comprising a hand wash basin inset to storage units, a white WC, bath with electric shower over, linoleum flooring, electric heater and a double glazed window to the rear.

Bedroom 1: 4.31m (max) x 4.09m (max) (14'2 x 13'5)

With a double glazed sash window, TV point, telephone point and electric storage heater.



Bedroom 2: 4.31m (max) x 3.71m (14'2 x 12'2)

With a double glazed window to the rear and an electric storage heater.

Bedroom 3: 2.54m x 2.85m (8'4 x 9'4)

This bedroom has a double glazed sash window and an electric storage heater.

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EPC Page:

Energy Performance Certificate

Flat 2 23 Augusta Street
LLANDUDNO
LL30 2AD

Dwelling type: Mid-floor flat
Date of assessment: 27 July 2009
Date of certificate: 29 July 2009
Reference number: 0462-2853-6731-0321-0445
Total floor area: 83 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

| | Current | Potential |
|--|---------|-----------|
| Very energy efficient - lower running costs (91-100) A | | |
| (81-90) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales EU Directive 2002/91/EC

Environmental Impact Rating (CO₂)

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions (10-40) A | | |
| (41-50) B | | |
| (51-60) C | | |
| (61-69) D | | |
| (70-79) E | | |
| (80-90) F | | |
| (91-100) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

England & Wales EU Directive 2002/91/EC

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.

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 | 310 kWh/m ² per year | 307 kWh/m ² per year |
| Carbon dioxide emissions | 3.9 tonnes per year | 3.8 tonnes per year |
| Lighting | £71 per year | £47 per year |
| Heating | £308 per year | £313 per year |
| Hot water | £240 per year | £240 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.

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.
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

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Please note:

We have not tested any services, appliances or the central heating system. The presence of telephone points, television aerials and cables does not indicate a working system. The Landlord gives no warranty or guarantee in this regard and accepts no responsibility or liability.

Directions:

From our office turn left and the door to number 23 will be seen on your left.

Please note that all measurements are approximate. For further information please contact us on 01492 868516. Whilst we endeavour to make our lettings particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we would be pleased to confirm and verify the information.