



GRAYS

ESTATES

Property
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TO LET



Flat 1, 23 Augusta Street, Llandudno

ref: GEL159

RENT - £575 pcm exclusive

Three bedrooms
First Floor
Great location

Newly refurbished
Double Glazed
Bond £675

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

Flat 1, 23 Augusta Street, Llandudno

The entrance door leads into the communal hallway where there are stairs to the first floor. A wooden door leads 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: 5.02m into bay x 4.41m (16'5 x 14'5)

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



Kitchen: 3.75m x 2.31m (12'3 x 7'7)

With linoleum flooring, this kitchen comprises a range of wall, base and drawer units, with a rolled edge worktops. It is partially tiled, and features a double glazed window to the rear, a stainless steel 1 ½ sink and drainer, plumbing for a washing machine, electric cooker, space for a fridge/freezer and a storage heater.



Bathroom:

Comprising a hand wash basin inset to storage units, a white WC, bath with electric shower over, linoleum flooring and an electric heater.

Bedroom 1: 5.02m into bay x 4.30m max (16'5 x 14'1)

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



Bedroom 2: 4.30m max x 3.67m (14'1 x 12'0)


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

Bedroom 3: 2.54m x 2.92m (8'4 x 9'7)

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

Flat 1, 23 Augusta Street, Llandudno

EPC Page:



Energy Performance Certificate

Flat 1, 23, Augusta Street, LLANDUDNO, LL30 2AD


Dwelling type: Mid-floor flat	Reference number: 2198-8093-6206-9692-4994
Date of assessment: 21 June 2012	Type of assessment: RdSAP, existing dwelling
Date of certificate: 21 June 2012	Total floor area: 85 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£2,517
Over 3 years you could save	£654

Estimated energy costs of this home


	Current costs	Potential costs	Potential future savings
Lighting	£159 over 3 years	£159 over 3 years	
Heating	£1,956 over 3 years	£1,302 over 3 years	
Hot Water	£402 over 3 years	£402 over 3 years	
Totals	£2,517	£1,863	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #006400; color: white; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #008000; color: white; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #90EE90; color: white; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #FFFF00; color: black; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #FFD700; color: black; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #FF4500; color: white; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #DC143C; color: white; text-align: center;">(1-20) G</td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th style="border: 1px solid black; padding: 2px;">Current</th> <th style="border: 1px solid black; padding: 2px;">Potential</th> </tr> <tr> <td style="font-size: 2em; color: #4f81bd;">60</td> <td style="font-size: 2em; color: #4f81bd;">70</td> </tr> </table> <p style="font-size: x-small; margin-top: 5px;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: x-small;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: x-small;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: x-small;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>	Current	Potential	60	70
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Current	Potential											
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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£555	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

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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.