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## Rosecrea Court, Huntingdon, PE29 3BX (Ref: W304)

Two bedroom flat - £525 PCM



### Description

**This well located ground floor flat situated in a quiet area close to Huntingdon town centre, comprises of large kitchen, lounge, two bedrooms and bathroom with shower. The property has a designated parking space and an above average energy performance rating.**

## Property Details (Ref: W304)

Bedrooms:	2
Reception Rooms:	1
Bathrooms:	1
Furnished:	<input type="checkbox"/>
Available:	Immediately
Deposit:	£525.00
Council Tax Band:	A
Rent:	£525 PCM
Pets Considered:	<input type="checkbox"/>
Children Allowed:	<input checked="" type="checkbox"/>
Smokers Considered:	<input checked="" type="checkbox"/>
Sharers Allowed:	<input checked="" type="checkbox"/>
Garden:	None
Parking:	Parking space

## Huntingdon

HUNTINGDON is a market town, situated alongside the river Great Ouse. The town provides shopping, schooling, sporting and recreational facilities, as well as main line railway station, with access to London in approximately 45 minutes. Road links include the A1, A14 (A1/M1 link road) and the M11. Further information may be found at: [www.huntingdowntown.gov.uk/](http://www.huntingdowntown.gov.uk/) [www.stpeters.cambs.sch.uk/](http://www.stpeters.cambs.sch.uk/) [www.huntingdon.ac.uk/](http://www.huntingdon.ac.uk/) [www.hinchingbrookeschool.net](http://www.hinchingbrookeschool.net) [www.huntingdonprimary.cambs.sch.uk/](http://www.huntingdonprimary.cambs.sch.uk/) [www.springcommon.cambs.sch.uk/](http://www.springcommon.cambs.sch.uk/)

# Energy Performance Certificate



11, Roscrea Court  
HUNTINGDON  
PE29 3BX

Dwelling type: Ground floor flat  
Date of assessment: 27 April 2009  
Date of certificate: 27 April 2009  
Reference number: 2338-5005-6284-6711-1054  
Total floor area: 51 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>	<b>59</b>	<b>64</b>
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>	<b>49</b>	<b>52</b>
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	487 kWh/m <sup>2</sup> per year	455 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.7 tonnes per year	3.5 tonnes per year
Lighting	£48 per year	£28 per year
Heating	£352 per year	£310 per year
Hot water	£120 per year	£120 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.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its 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](http://www.energysavingtrust.org.uk/myhome)