



12-18 Marsh Street
Walsall, West Midlands



REDSTONES
The Property Experts



Crownlofts, 12-18 Marsh Street, Walsall, West Midlands, WS2 9LB

£425 pcm

Located within the heart of Walsall and offering easy access to bus and train station, is this large one double bedroom second floor apartment. The property has a spacious living room, modern fitted kitchen with integrated appliances, shower room. The apartment also benefits from a entry phone, intruder alarm, and a lift within the block. Current Energy Rating C. Admin Fees Apply

Viewing strictly by appointment.
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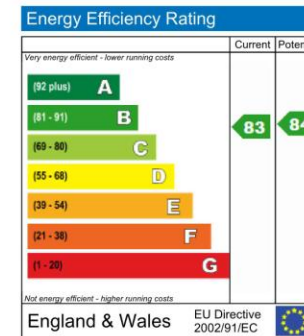
Energy Performance Certificate



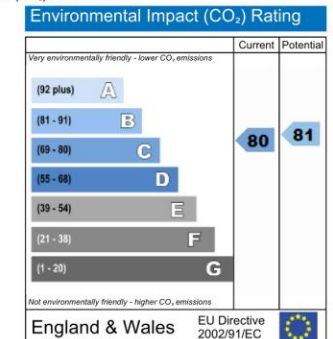
25 Crown Lofts
16, Marsh Street
WALSALL
WS2 9LB

Dwelling type: Mid floor flat
Date of assessment: 16 May 2009
Date of certificate: 18 May 2009
Reference number: 8321-6025-6320-1266-3092
Total floor area: 59 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.



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 the 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	155 kWh/m ² per year	148 kWh/m ² per year
Carbon dioxide emissions	1.5 tonnes per year	1.5 tonnes per year
Lighting	£50 per year	£31 per year
Heating	£186 per year	£189 per year
Hot water	£100 per year	£100 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



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