



Wolverhampton Road  
Walsall, West Midlands



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The Property Experts



# Avonmore Court, Wolverhampton Road, Walsall, West Midlands, WS2 £425 pcm

A newly built one bedroom unfurnished first floor apartment, with the M6 motorway approximately one mile distant and Walsall town centre approximately half a mile away. The property boasts a designer kitchen area with integrated oven and hob, living room, good size bathroom, intercom entry phone and allocated parking. Energy Performance Rating C. \*\*\*\*Admin fees Apply\*\*\*\*

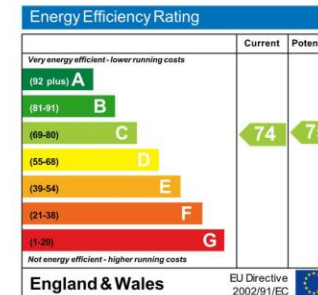
**Viewing strictly by appointment.**

0845 226 2833 [info@redstones.co.uk](mailto:info@redstones.co.uk)

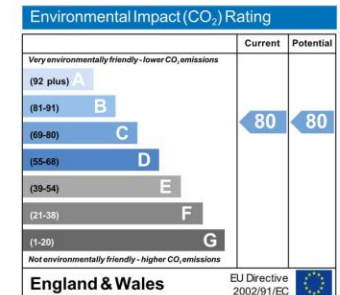
## Energy Performance Certificate

Flat 19 Avonmore Court Raleigh Street WALSALL WS2 8AL	Dwelling type: Date of assessment: Date of certificate: Reference number: Total floor area:	Mid-floor flat 11 June 2010 5 August 2010 0378-3889-6369-9690-8085 44 m <sup>2</sup>
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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.



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 (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	202 kWh/m <sup>2</sup> per year	197 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.3 tonnes per year	1.3 tonnes per year
Lighting	£38 per year	£25 per year
Heating	£79 per year	£81 per year
Hot water	£223 per year	£223 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



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