



Stone Street  
Oldbury, West Midlands

  
**REDSTONES**  
The Property Experts



# The Hub, Stone Street, Oldbury, West Midlands, B69

## £550 pcm

Spacious and stunning two bedroom furnished apartment set within this 2007 built development. The property offers a large living room, designer kitchen/breakfast area with integrated appliances, luxury en suite shower room and family bathroom, entry phone and allocated parking space. Energy rating C. Admin fees apply.

**Viewing strictly by appointment.**

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

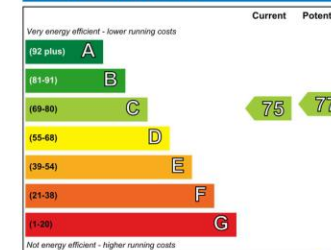
### Energy Performance Certificate

Flat 45 The Hub Stone Street  
 OLDBURY  
 West Midlands  
 B69 4JT

Dwelling type: Mid-floor flat  
 Date of assessment: 07 June 2010  
 Date of certificate: 07 June 2010  
 Reference number: 0638-0041-6266-7160-7994  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 74 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.

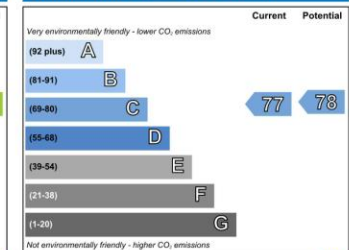
#### Energy Efficiency Rating



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.

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



England & Wales 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	183 kWh/m <sup>2</sup> per year	174 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.0 tonnes per year	1.9 tonnes per year
Lighting	£88 per year	£47 per year
Heating	£216 per year	£227 per year
Hot Water	£134 per year	£134 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV.



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LETTINGS

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