

Walker Road
Walsall, West Midlands




REDSTONES



Walker Road, Walsall, West Midlands, WS3

£425 Per calendar month

Built by Bellway homes in 2007 is this part furnished ground floor two bedroom apartment. The property has a good sized living room, luxury fitted kitchen with integrated appliances, modern bathroom, double glazed windows, gas central heating, entry phone, communal gardens and allocated parking.

Viewing strictly by appointment.
0845 226 2833 info@redstones.co.uk

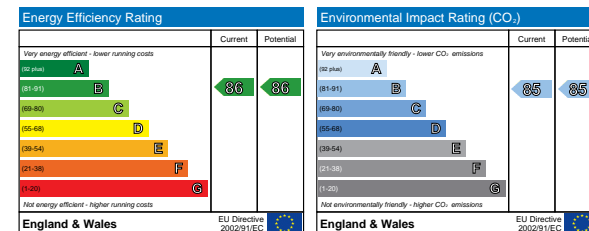


Energy Performance Certificate

108 Walker Road
WALSALL
WS3 1JZ

Dwelling type: Ground-floor flat
Date of assessment: 22 May 2009
Date of certificate: 22 May 2009
Reference number: 2228-0032-6285-6321-3080
Total floor area: 49 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 a 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 (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	130 kWh/m ² per year	130 kWh/m ² per year
Carbon dioxide emissions	1.1 tonnes per year	1.1 tonnes per year
Lighting	£29 per year	£29 per year
Heating	£175 per year	£175 per year
Hot water	£67 per year	£67 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.

 This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's 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



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IMPORTANT NOTICE – In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property, their accuracy is not guaranteed and they do not form part of any contract. We have not carried out a structural survey and the services, appliances and fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture or fittings are included in any sale. Lease details, service charges and ground rent (where applicable) have been provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.