



12-18 Marsh Street  
Walsall, West Midlands



**REDSTONES**  
The Property Experts



# Crownlofts, 12-18 Marsh Street, Walsall, Walsall, West Midlands, WS2

## £599 pcm

Located within the heart of Walsall and offering easy access to bus and train station is this luxurious penthouse duplex apartment. The property comprises of an entrance hall, a spacious living/dining area, modern fitted kitchen with integrated appliances, shower room, master bedroom and a galleried area used as a further bedroom. The apartment also benefits from an entry phone, double glazing, a lift within the block and secure gated parking. Current Energy Rating D. Admin fees apply.

**Viewing strictly by appointment.**  
0845 226 2833 [info@redstones.co.uk](mailto:info@redstones.co.uk)



### Energy Performance Certificate



33 Crown Lofts, 16, Marsh Street, WALSALL, WS2 9LB

**Dwelling type:** Top-floor flat  
**Date of assessment:** 15 January 2014  
**Date of certificate:** 15 January 2014  
**Reference number:** 0159-2815-6695-9894-2525  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 66 m<sup>2</sup>

#### Use this document to:

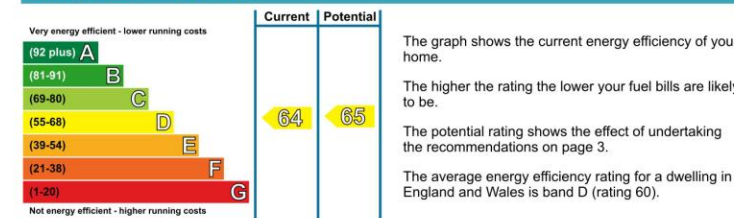
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,199</b>
<b>Over 3 years you could save</b>	<b>£ 114</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 138 over 3 years	
Heating	£ 1,590 over 3 years	£ 1,614 over 3 years	
Hot Water	£ 333 over 3 years	£ 333 over 3 years	
<b>Totals</b>	<b>£ 2,199</b>	<b>£ 2,085</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal



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