

Hall Street  
Darlaston, West Midlands



  
**REDSTONES**



# Hall Street, Darlaston, West Midlands, WS10

## £500 Per calendar month

Located within the heart of Darlaston is this well presented two double bedroom apartment. The property benefits from a living room, kitchen, dining area, two double bedrooms and bathroom. The property also benefits from double glazed windows and allocated parking.

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

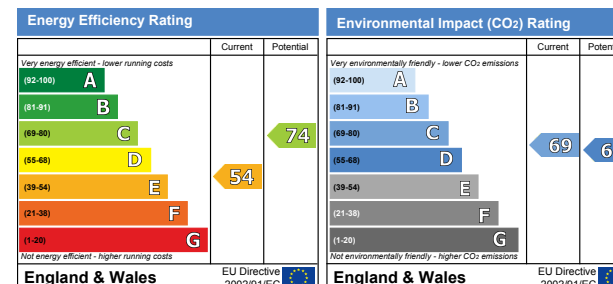


### Energy Performance Certificate

2 The Avenue,  
WEDNESBURY, WS10 8NZ

Dwelling type: Ground-floor flat  
Date of assessment: 09 August 2008  
Date of certificate: 09 August 2008  
Reference number: 8038-6828-4330-0941-5002  
Total floor area: 64 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.



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 will be.

The environmental impact rating is a measure of this 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	262 kWh/m <sup>2</sup> per year	269 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.5 tonnes per year	2.6 tonnes per year
Lighting	£62 per year	£34 per year
Heating	£296 per year	£198 per year
Hot water	£240 per year	£135 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.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://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.