



# hrt

herbert r thomas

**Graig House Apartments Flat B**  
**53 Eastgate**  
 Cowbridge, Vale of Glamorgan, CF71 7EL

**£1,100.00 PCM**

Newly Renovated First Floor, 2 Bedroom Flat in a beautiful, traditional, character property situated in the heart of Cowbridge. Renovated to a high standard the accommodation comprises Entrance Hallway, Fitted Kitchen with Integrated Appliances, Open Plan to Lounge and Dining Area, Two Bedrooms and Shower Room. The property enjoys Modern Electric Heating and 1 Parking Space. Unfurnished.



## Contacts

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

| Energy performance certificate (EPC)   |               |                           |  |         |           |        |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |  |  |
|--|---------------|---------------------------|--|---------|-----------|--------|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|--|--|--|--|
| Graig House Apartment 2 53 Eastgate<br>Cowbridge<br>CF71 7EL   |               | Energy rating<br><b>C</b> | Valid until: 24 May 2032<br>Certificate number: 9930-5000-0205-0202-0204 |         |           |        |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |  |  |
| Property type  |               | Mid-floor flat            |  |         |           |        |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |  |  |
| Total floor area   |               | 59 square metres          |  |         |           |        |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |  |  |
| <b>Rules on letting this property</b>  |               |                           |  |         |           |        |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |  |  |
| Properties can be rented if they have an energy rating from A to E.  |               |                           |  |         |           |        |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |  |  |
| If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on this regulations and exemptions. <a href="https://www.gov.uk/guidance/domestic-estate-agent-epc-requirements-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-estate-agent-epc-requirements-energy-efficiency-standard-landlord-guidance</a>  |               |                           |  |         |           |        |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |  |  |
| <b>Energy efficiency rating for this property</b>  |               |                           |  |         |           |        |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |  |  |
| This property's current energy rating is C. It has the potential to be B.  |               |                           |  |         |           |        |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |  |  |
| <a href="#">See how to improve this property's energy performance.</a>   |               |                           |  |         |           |        |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |  |  |
| <table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>49-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>45-48</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>35-44</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table> |               | Score                     | Energy rating  | Current | Potential | 92-100 | A |  |  | 81-91 | B |  |  | 69-80 | C |  |  | 55-68 | D |  |  | 49-54 | E |  |  | 45-48 | F |  |  | 35-44 | G |  |  | <p>The graph shows this property's current and potential energy efficiency.</p> <p>Properties are given a rating from A (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</p> <p>For properties in England and Wales:</p> <p>the average energy rating is D</p> <p>the average energy score is 60</p> |  |
| Score  | Energy rating | Current                   | Potential  |         |           |        |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |  |  |
| 92-100   | A             |                           |  |         |           |        |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |  |  |
| 81-91  | B             |                           |  |         |           |        |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |  |  |
| 69-80  | C             |                           |  |         |           |        |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |  |  |
| 55-68  | D             |                           |  |         |           |        |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |  |  |
| 49-54  | E             |                           |  |         |           |        |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |  |  |
| 45-48  | F             |                           |  |         |           |        |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |  |  |
| 35-44  | G             |                           |  |         |           |        |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |  |  |