

67A Heygate Avenue, Southend-On-Sea, SS1 2AN

Two/three bedroom first floor flat located close to Southend town centre, mainline railway stations and seafront. The property has uPVC double glazing, a modern fitted kitchen with built-in oven and hob, and wooden floors. Ideally suited to the first time buyer or those seeking an investment opportunity.



£159,995 Leasehold

LARGE LOUNGE WITH BAY WINDOW

TWO DOUBLE BEDROOMS

DOUBLE GLAZED

MODERN BATHROOM/W.C WITH SHOWER

MODERN FITTED KITCHEN WITH BUILT-IN OVEN & HOB

BEDROOM THREE/STUDY

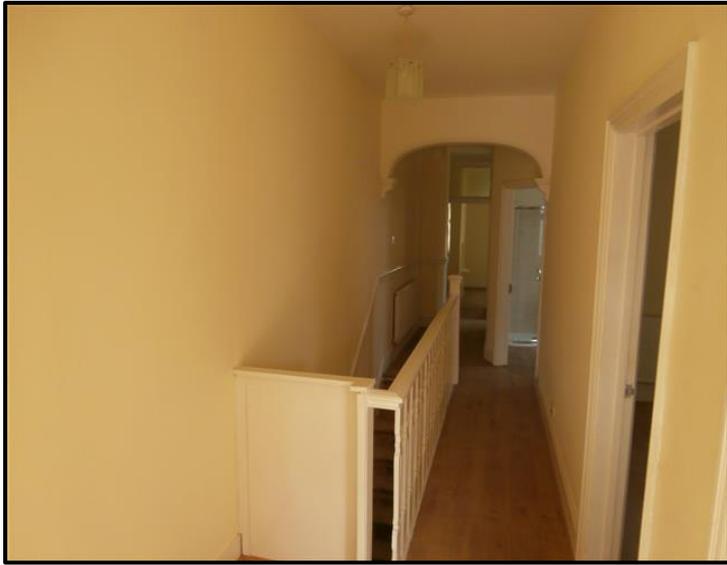
GAS CENTRAL HEATING VIA RADIATORS

RESIDENTS PERMIT PARKING

Ref: 6686

ACCOMMODATION COMPRISES;





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Energy Performance Certificate

67a, Heygate Avenue, SOUTHEND-ON-SEA, SS1 2AN

Dwelling type:	Top-floor flat	Reference number:	0739-2841-7972-9105-7695
Date of assessment:	09 March 2015	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	15 March 2015	Total floor area:	81 m ²

Use this document to:

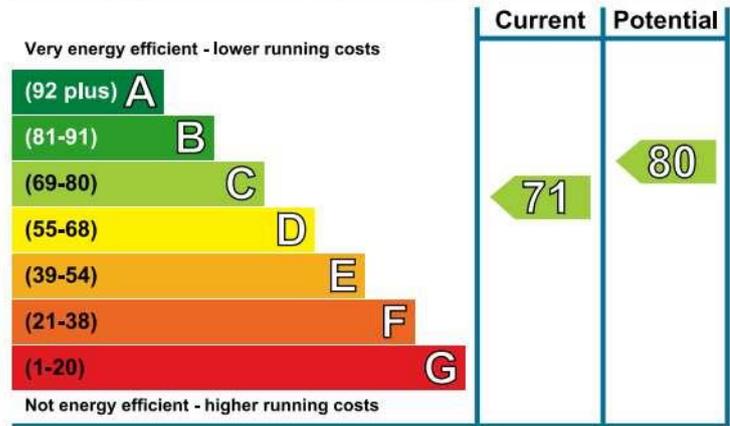
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,001
Over 3 years you could save	£ 693

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 165 over 3 years	
Heating	£ 1,440 over 3 years	£ 825 over 3 years	
Hot Water	£ 315 over 3 years	£ 318 over 3 years	
Totals	£ 2,001	£ 1,308	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 114
2 Internal or external wall insulation	£4,000 - £14,000	£ 504
3 Low energy lighting for all fixed outlets	£20	£ 72

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.