

Hazelwells






TO LET Moor Heights

Moor Lane , Preston



Monthly
Rental Of
£850

**MOVE
THIS
MONTH**

-  **DUPLEX APARTMENT**
-  **2 BEDROOMS**
-  **WALK IN WARDROBE TO MASTER BED**
-  **OPEN PLAN LIVING SPACE**
-  **CITY CENTRE**



Energy Performance Certificate



Flat 12,
Moor Heights,
Moor Lane,
PRESTON,
PR1 1JP

Dwelling type: Mid-floor maisonette
Date of assessment: 23 December 2008
Date of certificate: 26 May 2009
Reference number: 8388-6922-6229-1007-1026
Total floor area: 69 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-plus) A			(92-plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	58	59	(55-68) D	71	72
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 			England & Wales EU Directive 2002/91/EC 		

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 this 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 (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	235 kWh/m ² per year	230 kWh/m ² per year
Carbon dioxide emissions	2.4 tonnes per year	2.4 tonnes per year
Lighting	£57 per year	£34 per year
Heating	£292 per year	£302 per year
Hot water	£266 per year	£266 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