

Hazelwells

# TO LET Miller Gardens Riverside, Preston



Monthly  
Rental Of  
£695

**MOVE  
THIS  
MONTH**

- PART FURNISHED**
- 1 DOUBLE BEDROOM**
- SPACIOUS LIVING ROOM**
- MODERN KITCHEN & BATHROOM**
- BALCONY**

# Energy Performance Certificate



21, Miller Gardens, Riverside, PRESTON, PR1 8EW

Dwelling type: Mid-floor flat

Date of assessment: 12 October 2012

Date of certificate: 15 October 2012

Reference number: 9300-2822-7905-9292-6551

Type of assessment: RdSAP, existing dwelling

Total floor area: 53 m<sup>2</sup>

## Use this document to:

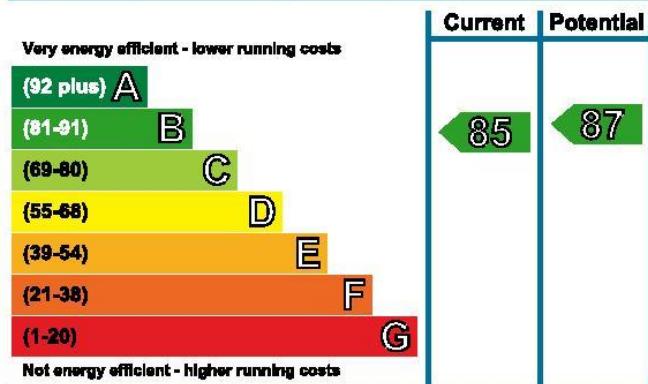
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 771
Over 3 years you could save	£ 63

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 114 over 3 years	
Heating	£ 210 over 3 years	£ 222 over 3 years	
Hot Water	£ 372 over 3 years	£ 372 over 3 years	
<b>Totals</b>	<b>£ 771</b>	<b>£ 708</b>	 You could save £ 63 over 3 years

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 Low energy lighting for all fixed outlets	£50	£ 63

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.