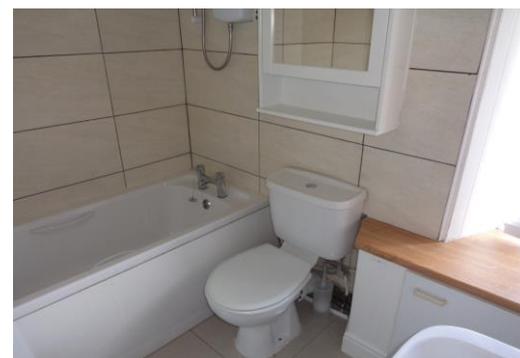


**11a Redworth Road, Shildon
DL4 2JB**



Monthly Rental Of £325

- Ideal Starter Home
- One Bedroomed Flat
- Well Presented
- Modern Kitchen
- Bathroom with Shower
- Must be Viewed



FJ Estates are delighted to offer for rent this well presented One Bedroomed First Floor Flat in Shildon, benefiting from UPVC Double Glazing and Gas Centrally Heated via Combi Boiler. The property briefly comprises of Entrance Reception Hall, Spacious Lounge, a modern Kitchen, Bedroom and Bathroom/wc with shower. Must Be Viewed.

Energy Performance Certificate



11a, Redworth Road, SHILDON, DL4 2JB

Dwelling type: Top-floor flat
Date of assessment: 29 January 2015
Date of certificate: 29 January 2015

Reference number: 8525-6329-9180-7761-7926
Type of assessment: RdSAP, existing dwelling
Total floor area: 43 m²

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

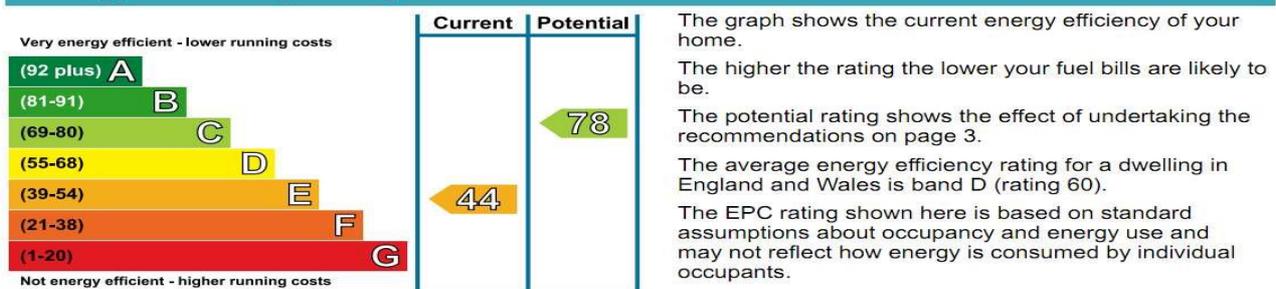
| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 3,060 |
| Over 3 years you could save | £ 1,941 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|--------------------|---|
| Lighting | £ 90 over 3 years | £ 90 over 3 years |  |
| Heating | £ 2,676 over 3 years | £ 792 over 3 years | |
| Hot Water | £ 294 over 3 years | £ 237 over 3 years | |
| Totals | £ 3,060 | £ 1,119 | |

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



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 | £ 861 |
| 2 Internal or external wall insulation | £4,000 - £14,000 | £ 792 |
| 3 Heating controls (room thermostat and TRVs) | £350 - £450 | £ 117 |

See page 3 for a full list of recommendations for this property.

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.





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