

Monthly Rental Of £450



A bustling market town that maintains its street market throughout the year every Wednesday. Machynlleth enjoys a wealth of outdoor activities, restaurants, bars and independent shops, a health center and lots of opportunities for business.

The Studio Apartment is set within a converted building comprising of a shop and 6 flats.

The apartment comprises of a large living space with a lounge area and sleeping area, separate kitchen and shower room.

The property is furnished with good quality modern furniture including Double bed 2 double leatherette sofas, chest of draws coffee table, Newly fitted kitchen with oven & fridge, WiFi included.

- **Studio Apartment**
- **Shower Room**
- **Furnished**
- **Electric Heating**
- **Newly Fitted Kitchen with Oven**

ACCOMMODATION

Living Area

Lounge area with bay window
Furnished with modern furniture
2 double Sofas, coffee table chest of draws

Sleeping Area

Furnished with modern bed
Roman blinds to windows

Kitchen

Newly fitted kitchen
Oven

Shower Room

Shower cubicle with electric shower
WC
Hand Basin



Instructions for applying for this property

1. Return our New Tenant Application Form
2. Provide Photo ID. Recent Bank Statement & Utility Bill
3. Inform your references to expect a call from us
4. We will contact you ASAP to inform you if you have been successful or not.

Bank Details for BACs Payments

Account Name:

Lounge Letting

Sort Code:

20 35 47

Account No:

83035352

Reference

Your Name



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Performance Certificate

Flat 4, Paris House, Penrallt Street, MACHYNLLETH, SY20 8AJ

Dwelling type: Mid-floor flat
Date of assessment: 29 May 2015
Date of certificate: 30 May 2015

Reference number: 8575-6725-6550-2481-3926
Type of assessment: RdSAP, existing dwelling
Total floor area: 33 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:	£ 2,343
Over 3 years you could save	£ 1,497

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 81 over 3 years	£ 81 over 3 years	
Heating	£ 1,638 over 3 years	£ 438 over 3 years	
Hot Water	£ 624 over 3 years	£ 327 over 3 years	
Totals	£ 2,343	£ 846	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>Current</p> <p>51</p>	<p>Potential</p> <p>82</p> <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 741	✓
2 Draught proofing	£80 - £120	£ 30	✓
3 High heat retention storage heaters and dual immersion cylinder	£400 - £600	£ 477	✓

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

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.