THIRD FLOOR ONE BEDROOM FLAT

Flat 3, 4 Ann Street, Worthing, BN11 1NX

£675 pcm

spratt&son
estate agents and chartered surveyors

THIRD FLOOR ONE BEDROOM FLAT

Flat 3, 4 Ann Street, Worthing, BN11 1NX

spratt&son
estate agents and chartered surveyors

DESCRIPTION:

Spratt and Son's letting department are pleased to offer this light and spacious third floor one bedroom flat in a convenient location of Worthing Town Centre. Situated within walking distance of all amenities and seafront and benefitting from security entrance system.

The accommodation includes, inner stairwell leading to inner hall way, bedroom with built in wardrobe living room/kitchen area including electric cooker and hob. Large bathroom with bath and electric shower.

ACCOMMODATION:

The accommodation with approximate room measurements comprises:

Third Floor:

Lounge/Kitchen	18'5 x 9'1
Bedroom	12'5 x 8'11
Bathroom	

RENT:

£675.00 per calendar month.

DEPOSIT:

Five weeks rent to be registered with TDS.

AVAILABILITY:

The property is available now.

AGENTS NOTE:

No pets, smokers or students.

HOLDING DEPOSIT:

One weeks rent

SERVICES:

The tenants will be responsible for paying all outgoings including gas, electricity, water, council tax, telephone, etc.

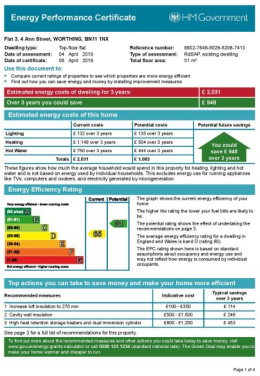
INSURANCE:

Tenants are responsible for insuring the contents of the property and should provide evidence that they are compliant with the terms of the tenancy prior to signing.

COUNCIL TAX:

We would recommend any interested parties make their own enquiries with Adur & Worthing Borough Council.

ENERGY PERFORMANCE CERTIFICATE:



Energy Performance Certificate

HM Government

Flat 3, 4 Ann Street, WORTHING, BN11 1NX

Dwelling type:	Top-floor flat	Reference number:	8802-7846-9029-8208-7413
Date of assessment:	04 April 2019	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	08 April 2019	Total floor area:	51 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:	£ 2,031
Over 3 years you could save	£ 948

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 135 over 3 years	You could save £ 948 over 3 years
Heating	£ 1,140 over 3 years	£ 504 over 3 years	
Hot Water	£ 750 over 3 years	£ 444 over 3 years	
Totals	£ 2,031	£ 1,083	

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus)		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		

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 Cavity wall insulation	£500 - £1,500	£ 246
3 High heat retention storage heaters and dual immersion cylinder	£800 - £1,200	£ 453

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.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.

Page 1 of 4

VIEWING:

Strictly by appointment with Spratt & Son:

01903 234343

PLEASE NOTE: ALL TENANCY AGREEMENTS ARE SUBJECT TO SATISFACTORY REFERENCES BEING OBTAINED. PLEASE CALL FOR FURTHER DETAILS.

These particulars are produced in good faith but are set out as a guide only and they do not constitute any form of contract. They are read on the understanding that all negotiations are conducted through Spratt and Son.

More information:
01903 234343
www.sprattandson.co.uk

ARLA RICS TDS Tenancy Deposit Scheme member The Property Ombudsman