

rent.



Mitre Court Railway Street Hertford

2 Bedrooms
Great Central Location
Parking included
Available Now
Unfurnished

Price £1,095 pcm

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29, Mitre Court, Railway Street, HERTFORD, SG14 1BQ

Dwelling type:	Mid-floor flat	Reference number:	8215-7322-4119-9108-7902
Date of assessment:	08 December 2015	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	16 December 2015	Total floor area:	58 m ²

Use this document to:

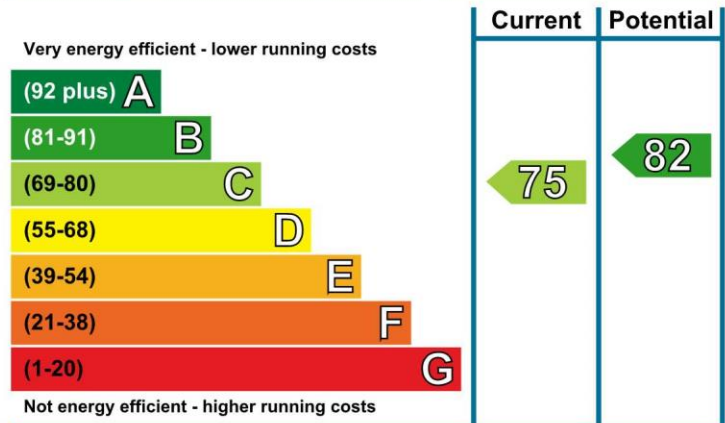
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,467
Over 3 years you could save	£ 462

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 144 over 3 years	
Heating	£ 801 over 3 years	£ 462 over 3 years	
Hot Water	£ 468 over 3 years	£ 399 over 3 years	
Totals	£ 1,467	£ 1,005	

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 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 36
2 Low energy lighting for all fixed outlets	£20	£ 42
3 High heat retention storage heaters	£1,200 - £1,800	£ 192

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.