



# West Kirby Letting Ltd

12 April 2012

Dale Court  
Heswall  
Wirral

**£550pcm**



To arrange a viewing please contact  
David Mayhew on 0151 625 3344

## Property Details

- ◆ Ground Floor Apartment
- ◆ 2 bedrooms
- ◆ Bathroom with shower
- ◆ Kitchen/Diner
- ◆ Lounge
- ◆ Garage
- ◆ Communal parking & garden
- ◆ UVPC double glazed & electric heating throughout

## Location

This property is located on the main route through Heswall, Telegraph Road. It is within 5 minutes walking distance of the Town Centre and local transport links.

## Requirements

Deposit: £550

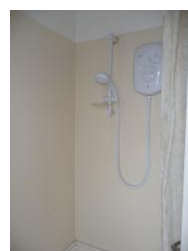
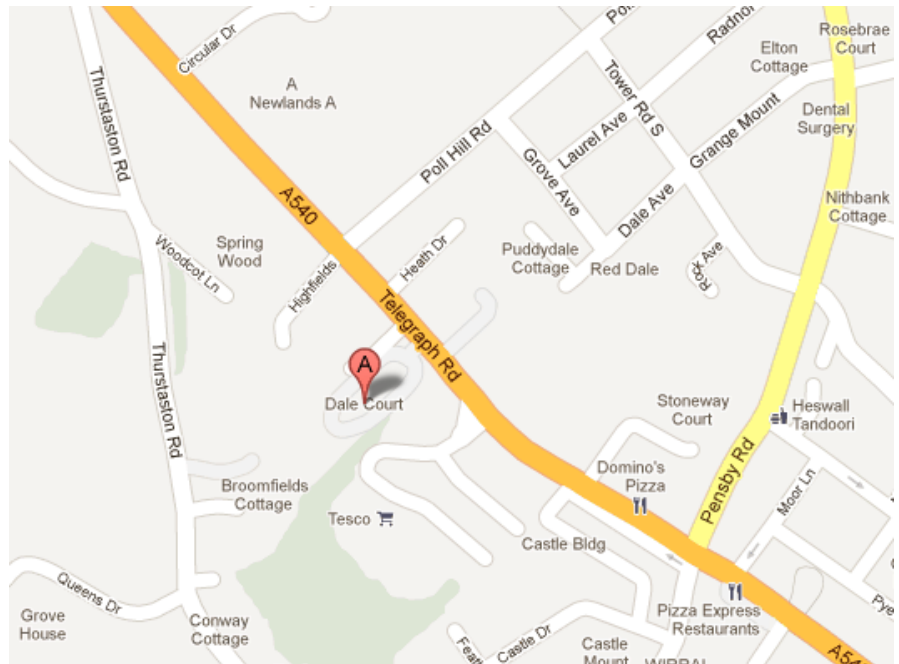
Landlords & Employers  
reference required

Housing Benefits require Home-  
owning Guarantor

Non-smokers preferred

## Details – Property to Let – Dale Court

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# Energy Performance Certificate

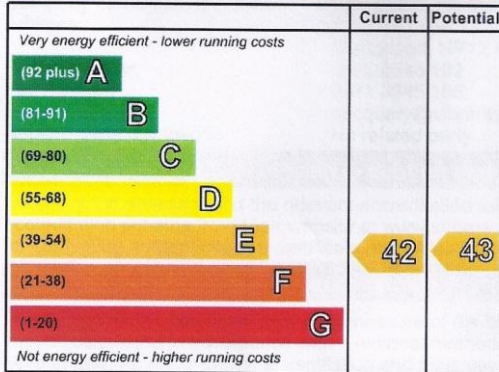


17 Dale Court  
Telegraph Road  
Heswall  
WIRRAL  
CH60 7SH

Dwelling type: Ground-floor flat  
Date of assessment: 10 October 2011  
Date of certificate: 10 October 2011  
Reference number: 9599-2800-6100-9799-9995  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 62 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating

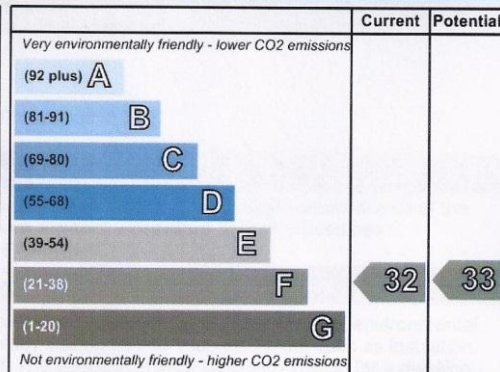


England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive  
2002/91/EC



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	569 kWh/m <sup>2</sup> per year	561 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	6.3 tonnes per year	6.2 tonnes per year
Lighting	£78 per year	£39 per year
Heating	£782 per year	£791 per year
Hot water	£191 per year	£191 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

## Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements by West Kirby Letting Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. West Kirby Letting Ltd has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Any interested party must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.