



Stratford Road, Ettington

£850 Per Month - Available 24/10/2016

HAMPTONS
INTERNATIONAL

Beyond your expectations

Are you looking for character property in a village setting, within walking distance of some good village pubs? Ettington Grange is a period apartment with in a short drive of Stratford town centre and M40.

Description

Are you looking for character property in a village setting, within walking distance of some good village pubs? Ettington Grange is a period apartment with in a short drive of Stratford town centre and M40. Accommodation comprises of, entrance hallway, drawing room with dining area and views over the communal grounds, kitchen, three double bedrooms, bathroom, garage.

Furnishing

Unfurnished



Drawing room



Kitchen

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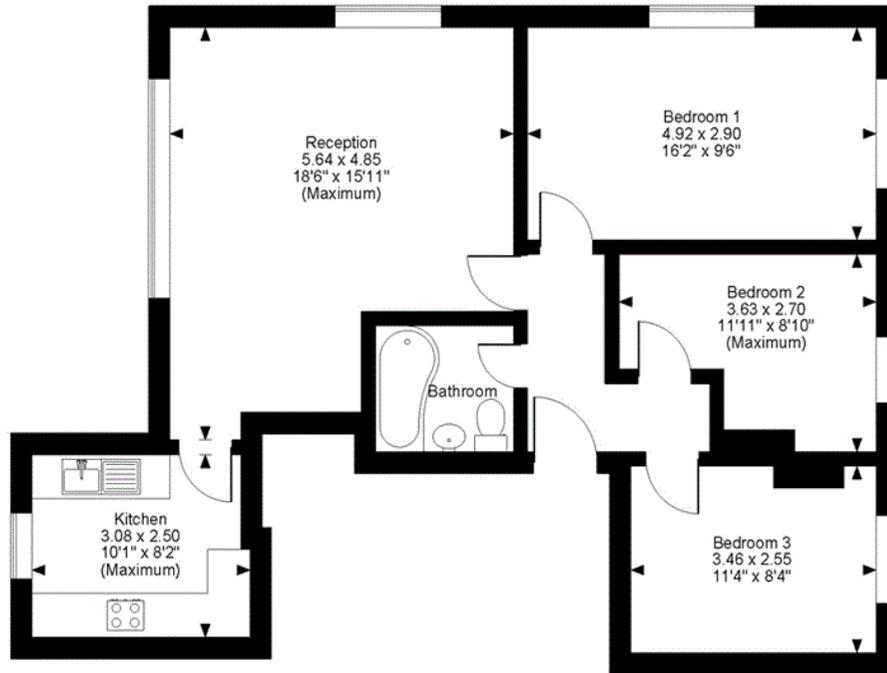
4-5 Union Street, Stratford-upon-Avon

Warwickshire CV37 6QT

Tel: 01789 292 394 - stratforduponavonlettings@hamptons-int.com

www.hamptons.co.uk

Stratford Road, Ettington, Stratford-Upon-Avon
 Approximate Gross Internal Area
 795 Sq Ft/74 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Energy Performance Certificate

Fiat D, Ettington Grange, Stratford Road, Ettington, STRATFORD-UPON-AVON, CV37 7NU

Dwelling type: Mid-floor flat Reference number: 8718-7995-7282-1177-8950
 Date of assessment: 19 December 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 23 December 2013 Total floor area: 67 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: £ 4,335
 Over 3 years you could save £ 2,325

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 159 over 3 years	
Heating	£ 3,438 over 3 years	£ 1,320 over 3 years	
Hot Water	£ 603 over 3 years	£ 531 over 3 years	
Totals	£ 4,335	£ 2,010	You could save £ 2,325 over 3 years

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

Very energy efficient - lower running costs

100-120 A
 80-100 B
 60-80 C
 40-60 D
 20-40 E
 0-20 F
 0-10 G

Very energy efficient - higher running costs

Current: 45 Potential: 74

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).

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	£ 1,695	✓
2 Draught proofing	£80 - £120	£ 84	✓
3 Low energy lighting for all fixed outlets	£45	£ 99	✓

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/havingenergy or call 0300 122 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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