

## What is a Flatlet?

**Flat or Apartment:** is usually a self-contained housing unit that is only a part of a property. Depending on the building a flat can be accessed through its own entrance door or through a common area/communal access way which leads to the flat door. Traditionally tenants of these types of flats pay all of their own bills, including utility bills, council tax, TV licence, etc.

**Studio flat or Studio Apartment:** is where the self contained flat does not have a separate room for the bedroom, but rather there is one large main room designed to be the bedroom, living room and kitchen.

**Bedsit:** Usually a single room with a small sink in it. Occasionally, it has a small worktop fitted in for a toaster or a kettle. Tenants of these bedsits are normally sharing the kitchen and bathroom. Some would refer to bedsits as HMO accommodations (houses in multiple occupations) and normally bills are included. **Posh bedsit:** A bedsit is called "posh" when the room has a full Ensuite in it and not just a small sink.

**Flatlet:** Although a flatlet can be any size it normally refers to a small flat with less rooms and rather than having a full kitchen with cooking facilities it has a kitchenette with no cooking facilities provided.

**Kitchen and Kitchenette:** A Kitchenette is a kitchen that has no cooking facilities provided, there are plug sockets to allow the occupant to plug in their own Microwaves, Hot Plates, Kettle & Toaster, a few base units, wall unit, a sink and drainer and a space for fridge freezer.

Definitions from Wikipedia

**Windsor Road Flatlets:** What we tried to achieve is cross between a posh bedsit and a Flat. All the rooms have ensembles and a kitchenette as well as space for beds, wardrobes and soft seating. **No shortage of Gadgets** We've partnered with Inspire Home Automation to provide a Smart Thermostat which will allow you to customise the temperature of your flatlet from a mobile, tablet or PC. In the kitchenettes. We've also put USB power sockets to allow you to charge your mobile devices, without wasting a plug socket. Virgin provide a wireless 200 Meg connection throughout the property and 130 Tv Channels to choose from. We also have some Ethernet connections to allow you to plug in any non wireless devices you might still have. All the rooms are unfurnished, but we can provide furniture packs for additional rent.

**Communal Laundry Room** with Washing Machine and Tumble Dryer.

**The benefit of renting a Windsor Rd Flatlet** is that our charge has an on average a saving of £135 per month compared to other one bedroom self contained flats that are finished to the same high standard. We anticipate that our rent including bills will work out approximately 19.9% cheaper than it would for a flat of a similar quality. The benefit of this property over an all inclusive package is if you use less, you pay less because your flatlet is fully metered, which means if your mate down the hall leaves the light on everyday you don't pay for it!

How can we promise such savings, we only have one electric, gas and water meter and only one boiler albeit very powerful £11,000 boiler and heating system. The individual meters are then sub metered which means we can split the standing charges between 6 of you - hence the saving!

	Top Quality 1 Bedroom Flat	"Flatlet 3" 23 Windsor Rd	Cheaper
Rent	£400.00	£375.00	
Contribution to Council Tax		£55.00*	
Council Tax	£75.00		
<b>Rent Including Council Tax</b>	<b>£475.00</b>	<b>£430.00</b>	<b>9.5%</b>
Electric	£50.00	£45.00	
Gas	£50.00	£20.00	
Water	£30.00	£10.00	
Virgin Broadband 200Meg	£30.00	£10.00	
Virgin TV (130 channels)	£30.00	£15.00	
TV Licence (£145.50 per year)	£12.00	£12.00	
Total Bills	£202.00	£112.00	<b>44.6%</b>
<b>TOTAL</b>	<b>£677.00</b>	<b>£542.00</b>	<b>19.9%</b>

Total Monthly Charge will be approximately £542

\* The Flatlet has been advertised at £375 because we feel that allows the potential tenant to compare it against other similar top quality flats that do not have Council Tax Included, but the actual rent for the Flatlet is £430 and not £375 + £55

This Document is not an Energy Performance Certificate (EPC) because the property does not have or need one. It has been prepared as a guide to show estimated utility costs and other bills in place of an EPC based on an average utility usage for a property of this size.