



Broad Gauge Way
Wolverhampton,


REDSTONES
The Property Experts



Plot 88, 83 Broad Gauge Way, Wolverhampton, WV10 0AZ

£495 pcm


Brand New ground floor unfurnished apartment. Stunning specification with modern fittings and décor, this one bedroom apartment comprises a fully fitted kitchen which leads to an open plan living and dining area, a double bedroom, a bathroom and useful storage space. EPC C * Administration fees apply* *photos may differ for each apartment*

Viewing strictly by appointment.

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Energy Performance Certificate



83, Broad Gauge Way, WOLVERHAMPTON, WV10 0AZ

Dwelling type: Ground-floor flat	Reference number: 8772-6234-9790-3780-4996
Date of assessment: 10 April 2012	Type of assessment: SAP, new dwelling
Date of certificate: 11 April 2012	Total floor area: 44 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:	£ 1,287
Over 3 years you could save	£ 39

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 93 over 3 years	<div style="background-color: #4CAF50; color: white; padding: 10px; width: 40px; margin: 0 auto;"> You could save £ 39 over 3 years </div>
Heating	£ 861 over 3 years	£ 891 over 3 years	
Hot Water	£ 264 over 3 years	£ 264 over 3 years	
Totals	£ 1,287	£ 1,248	

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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current
72

Potential
73

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).

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years



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