Flat 4A, Albert Street, Holt



Independent Estate Agents

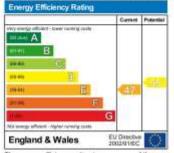
Pointens

Energy Performance Certificate 4a, Albert Street HOLT NR25 6HX Date of certificate: Beforence number: Beforence number:

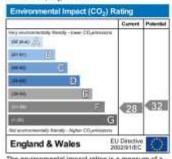
Type of assessment

Total floor areas

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 (CO₂) emissions.



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 bits are likely to be.



RdSAP, existing dwelling

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

Corrent	Potential
764 kWtvm/per year	689 kWh/m²per year
5,7 tonnes per year	5.1 tonnes per year
C44 per year	£27 per year
£650 per year	£547 per year
E92 per year	£92 per year
	784 kWh/miper year 5.7 tonnes per year C44 per year 0890 per year

You could save up to £119 per year

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



Remainder to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. Its 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 will

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IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers

General Information

Rent: £595 per calendar month payable in advance.

Damages Deposit: £686, refunded at the end of the tenancy if no claim is justified.

Council Tax Band: A

Services: All mains services are connected. The tenant will be responsible for all services, including council tax.

Local Authority: North Norfolk District Council, 01263 513811

References Required: Bank, employment and present or previous landlord, if applicable. We also conduct a credit check.

Fees: A £130 holding deposit will be taken and refunded from the first month's rent.

Availability: The property is available from 1st September 2020

Type and length of tenancy: Unfurnished assured short hold tenancy.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application. Sharers, smokers and those in receipt of housing benefit will not be considered. No pets.

Flat 4a, Albert Street, Holt, Norfolk NR25 6HX

The Property

The property offered for rent is a well appointed, first floor flat situated in the heart of the town and convenient for its extensive amenities. The property is in excellent order having been re-decorated and carpeted now offers accommodation comprising: ground floor entrance hall with stairs leading up to a first floor landing. This in turn leads to a sitting room, well fitted out kitchen, 2 bedrooms and a bathroom

Location

Holt is one of the best regarded market towns in the county and boasts many well preserved Georgian buildings and an excellent range of individual shops and local facilities. Schooling includes the renowned Gresham's Pre-prep, Prep. and Senior Schools in the town and Beeston Hall School near Sheringham. The town of Holt was first mentioned in the Domesday Book (1086) when it was credited with five water mills, a market and its own Port of Cley, which was attached to the Holt Manor. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture found in the town today. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. This area is designated as an Area of Outstanding Natural Beauty, many areas of which are owned by the National Trust. The county city of Norwich is just over 20 miles distant from where there is a fast rail service to London and an interna-

ACCOMMODATION

The accommodation comprises:

Ground Floor Entrance Hall Staircase to the first floor -

First Floor Landing Night storage heater.

Sitting Room (11'7 x 9'6)

Television and telephone point. Built-in cupboard, night storage heater.

Kitchen (8'9 x 5'6)

Range of base units with work surfaces over. Inset single drainer sink unit with mixer tap. Plumbing for washing machine, extractor hood, tiled splashbacks. Range of matching wall units.

Bedroom 1 (9'10 x 9')

Night storage heater, cupboard housing factory lagged hot water cylinder.

Bedroom Two (9'4 x 9'4)

Night Storage radiator.









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