

**30 Collingwood View, North Shields,
NE29 0ET**



£300

North Shields

One bedroom flat

DESCRIPTION

One bedroom ground floor flat close to metro station and North Shields centre. The property benefits from lounge, modern kitchen, bathroom. Spacious double bedroom. Fitted UPVC double glazed windows. Gas central heating via combi boiler. UNFURNISHED. Excluding water rates. Available 17th May.

Fees

Initial administration fees to secure a property are £150 plus £30 per reference (one reference per adult occupier). This is non-refundable and on a first come, first serve basis. The tenancy deposit / bond can be calculated as the monthly rent plus £50 (EG £450 monthly rent + £50 = £500 deposit). An additional tenancy deposit / bond may be requested for tenants with pets. The first months rent, and the tenancy bond as stated above, is to be paid at the sign up stage and MUST be paid in CLEARED FUNDS, either


Important Information

All rooms have been measured with electronic laser and are approximate measurements only. To comply with the Property Misdescriptions Act 1991, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Pictures may appear distorted due to enlargement, and are not to be used to give an accurate reflection of size.

Brannen and Partners 2012.





30, Collingwood View,
NORTH SHIELDS,
NE29 0ET

Dwelling type: Ground-floor flat
Date of assessment: 25 September 2009
Date of certificate: 27 September 2009
Reference number: 8071-6921-6630-1755-7026
Total floor area: 46 m²

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	61	(55-68) D	62
(39-54) E		(39-54) E	55
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	

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.

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of this 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 (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	398 kWh/m ² per year	339 kWh/m ² per year
Carbon dioxide emissions	3.1 tonnes per year	2.6 tonnes per year
Lighting	£46 per year	£23 per year
Heating	£486 per year	£431 per year
Hot water	£75 per year	£75 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

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.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

