

1 Bed Flat In Seafield Road Dundee DD14NS, Dundee, DD1 4NS £750 Monthly





SHORT DESCRIPTION

Property Ref: 16256 This ground floor semi furnished flat is situated within a block of nine similar style homes in the sought after West End of Dundee, only a couple of minutes walk to Perth Road, University amenities and the City Centre. The property is accessed from the rear of the building through a solid timber exterior door. The lounge is a decent sized room with windows to the front and laminate flooring, sofa, computer desk. The kitchen is fitted with modern base, wall units and worktops. There is a stainless steel sink with drainer, and window to the rear. In addition there is an integrated oven, hob, extractor hood, fridge-freezer and washing machine. The spacious double bedroom has mirrored wardrobes, double bed and a window to the rear. The bathroom has a walk-in shower with wet wall panelling as well as a heated towel rail. The property can be provided furnished or unfurnished. The property is in ready to live in condition benefits from having its own front door, electric heating, double glazing. Tax Band A EPC D Property Type: Flat Full Renting price: £750.00 Pricing Options: Tenure: 12 months EPC rating: C Measurement: 419.793 sq.ft. Outside Space: Rear Garden Parking: On street Heating Type: Electric Heating -----

1

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

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Dwelling type: Ground-floor flat
Date of assessment: 12 February 2016
Date of certificate: 13 February 2016
Total floor area: 39m²
Primary Energy Indicator: 469 kWh/m²/year

Reference number: 0100-2152-6020-9796-6011
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Room heaters, electric

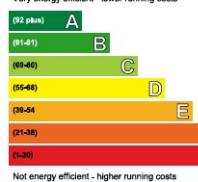
You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£1,788	See your recommendations report for more information
Over 3 years you could save*	£477	

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

Very energy efficient - lower running costs



Current Potential

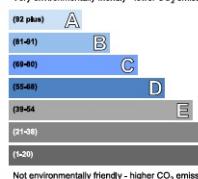
Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is band C (69). The average rating for EPCs in Scotland is band D (61).

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Very environmentally friendly - lower CO₂ emissions



Current Potential

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is band E (54). The average rating for EPCs in Scotland is band D (59).

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£171.00
2 Increase hot water cylinder insulation	£15 - £30	£69.00

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