

Gardenia Avenue | Luton

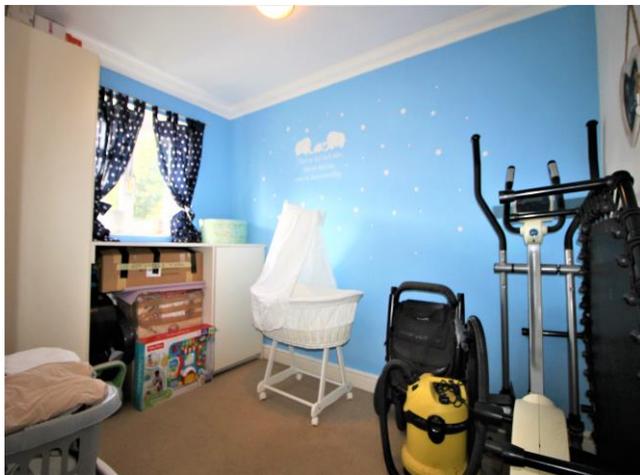


Monthly Rental Of £1,250

01582 249155 www.venture-residential.co.uk

Description

Venture Residential are delighted to bring to the market this three bedroom semi detached house situated in the popular Leagrave area of Luton, conveniently located close to Leagrave train station and Junction 11 of the M1. The property briefly comprises; modern kitchen, living area, downstairs WC, family bathroom and two bedrooms on the first floor with a large loft room on the second floor. Other benefits such as gas central heating, off road parking, rear garden and cul-de-sac location.



Ground floor

Living Room 13' 3" x 13' 4" (4.042m x 4.069m)

Kitchen 6' 10" x 12' 6" (2.072m x 3.819m)

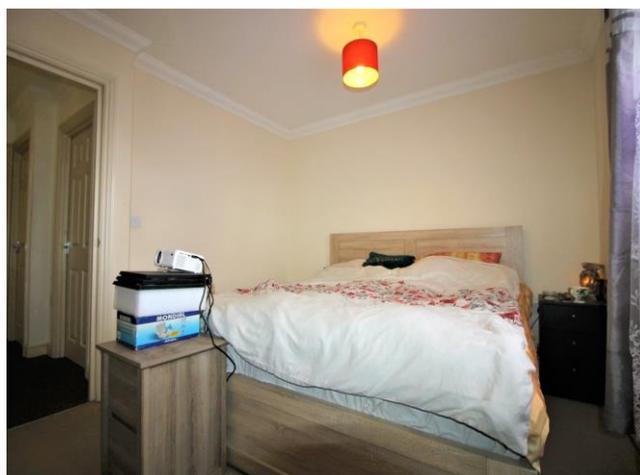
Downstairs WC 5' 10" x 2' 7" (1.768m x 0.781m)

Bedroom 1 13' 4" x 9' 8" (4.072m x 2.945m)

Bedroom 2 7' 1" x 10' 9" (2.147m x 3.282m)

Bathroom 7' 1" x 5' 11" (2.170m x 1.800m)

Loft Bedroom 13' 4" x 12' 9" (4.063m x 3.897m)



First floor





venture
residential

Venture Residential

Legrave Train Station 9 Compton Avenue Luton Bedfordshire LU4 9AX

{agency_phone}

{agency_url}



Energy Performance Certificate HM Government

1a, Gardenia Avenue, LUTON, LU3 2NP

Dwelling type: End-terrace house	Reference number: 9628-1054-7245-4323-8964
Date of assessment: 12 May 2017	Type of assessment: RdSAP, existing dwelling
Date of certificate: 14 May 2017	Total floor area: 84 m ²

Use this document to:

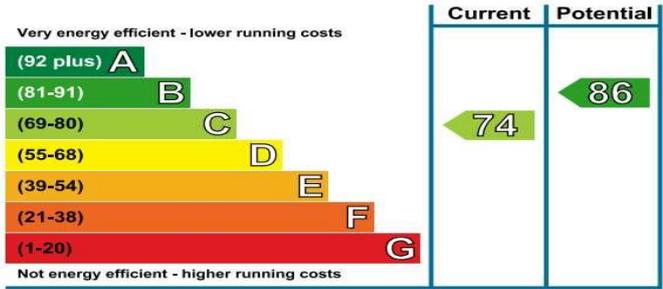
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,827
Over 3 years you could save	£ 108

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 216 over 3 years	
Heating	£ 1,287 over 3 years	£ 1,287 over 3 years	
Hot Water	£ 324 over 3 years	£ 216 over 3 years	
Totals	£ 1,827	£ 1,719	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Solar water heating	£4,000 - £6,000	£ 108	✓
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 852	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.