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WARREN CLOSE, CAMBRIDGE,  
CAMBRIDGESHIRE, CB2 1LE

**£1,375 per month Furnished**

2 bedrooms • 1 reception room • 2 bathrooms • Allocated parking • Balcony • EPC Rating = C

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**Situation**

Location

**Description**

A stunning two bedroom ex show flat close to the railway station.

**Local Authority**

Cambridge City Council

**Savills Cambridge**  
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## Energy Performance Certificate



130, Warren Close  
CAMBRIDGE  
CB2 1LE

Dwelling type: Mid floor flat  
Date of assessment: 22 October 2008  
Date of certificate: 22 October 2008  
Reference number: 9450-2632-6206-0029-2571  
Total floor area: 52 m<sup>2</sup>

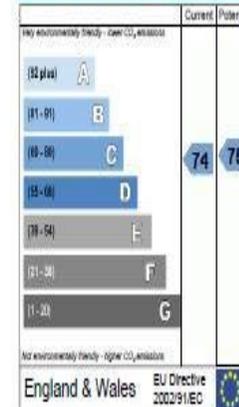
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating



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.

### Environmental Impact (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	245 kWh/m <sup>2</sup> per year	232 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.9 tonnes per year	1.8 tonnes per year
Lighting	£56 per year	£28 per year
Heating	£131 per year	£126 per year
Hot water	£107 per year	£107 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.



The address and energy rating of the dwelling in this EPC may be given to EBT to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 612 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

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