

# 11 Lamorak House Pool

Coastline Housing are Pleased to offer the resale of this  
1 Bedroom 1st floor apartment

**£82,500 full price**

**Share available to buy = £61,875 for a 75% share**



One Bedroom

Open Plan Lounge/Kitchen/Dining

Bathroom

Door Entry System

Allocated Parking

Communal courtyard

## Estimated Monthly Costs

Share	Share Cost	Rent Per Month	Mortgage Per Month*	Service Charge Per Month	Total Cost Per Month
75%	<b>£61,875</b>	<b>£50.61</b>	<b>£378.37</b>	<b>£42.47</b>	<b>£471.45</b>

# Main Features

**Entrance Hallway:** Door Entry Phone and doors leading off to:

**Lounge/Kitchen/Diner:** 4.88m x 3.37m (16'01" x 11'07") Range of kitchen units with complimentary tiling, space for cooker and plumbing for washing machine. Laminate flooring throughout, night storage heater, aerial socket, phone point and double glazed window.

**Bedroom:** 3.27m x 2.28m (10'73" x 7'47") Laminate flooring, electric heater, fuse box and double glazed window

**Bathroom:** Laminate flooring, extractor fan, electric heater and white suite comprising wash hand basin, WC and fully tiled shower enclosure.

(all measurements approximate)

**Communal entrance hallway and stairs with entry phone**

**System**

**Communal Courtyard**

**Allocated Parking**

**Tenure**

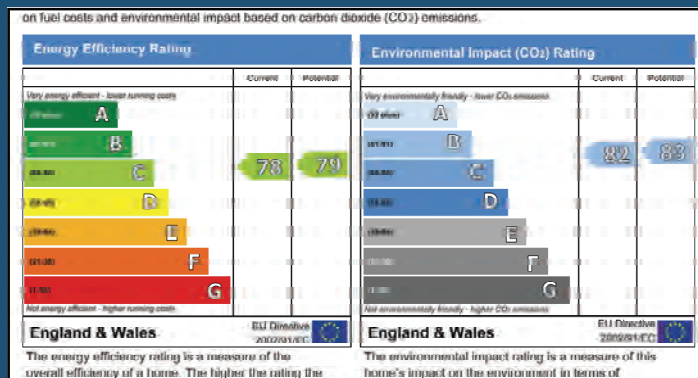
Leasehold 96 years remaining

**Council Tax**

Band A

**Viewings**

Strictly by appointment through Coastline Housing



Tel: 0808 202 7728

Email: [homeownership@coastlinehousing.co.uk](mailto:homeownership@coastlinehousing.co.uk)

Address: Coastline House, 4 Barncoose Gateway Park, Pool, Redruth, TR15 3RQ

\*Example mortgage costs based on a 95% loan to value mortgage at 5.99% APR over 25 years.

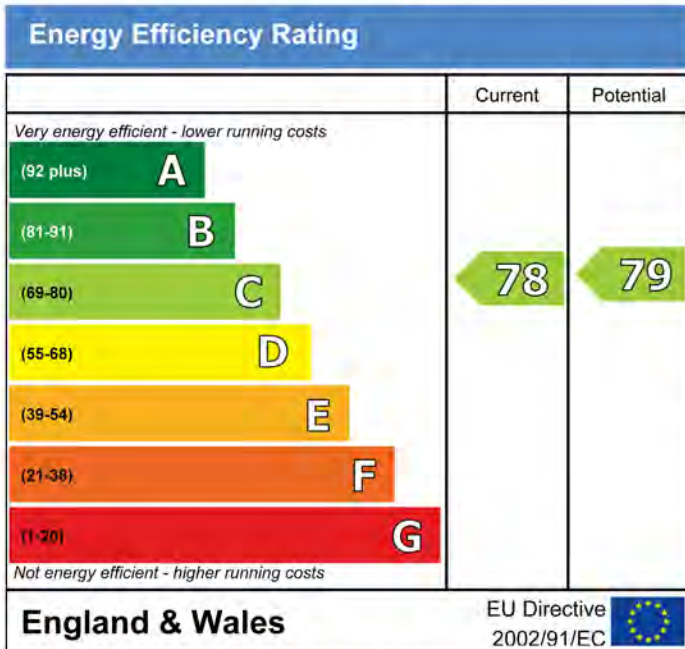
# Energy Performance Certificate



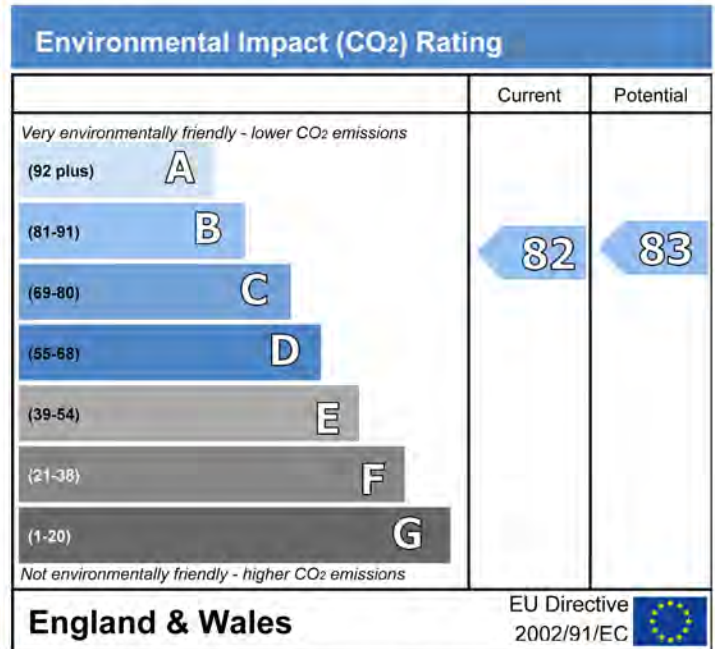
Apartment 11 Breaview Park,  
Breaview Park Lane,  
Pool,  
REDRUTH, TR15 3PU

Dwelling type: Mid-floor flat  
Date of assessment: 07 October 2008  
Date of certificate: 07 October 2008  
Reference number: 8208-6920-5149-6133-9006  
Total floor area: 35 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.



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.



The environmental impact rating is a measure of this 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	199 kWh/m <sup>2</sup> per year	194 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.1 tonnes per year	1.0 tonnes per year
Lighting	£28 per year	£19 per year
Heating	£84 per year	£85 per year
Hot water	£133 per year	£133 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 EST 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 make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

Certification mark