



**Ames Court, Bury St. Edmunds, Suffolk, IP33 2FG**  
**Rent - £1,170 PCM      Deposit - £1,350**

- GROUND FLOOR APARTMENT
- 2 GOOD SIZED BEDROOMS
- OPEN PLAN KITCHEN WITH INTEGRATED APPLIANCES INCLUDED
- EN-SUITE & FAMILY BATHROOM
- COURTYARD & 2 ALLOCATED PARKING SPACES
- WALKING DISTANCE TO TOWN CENTRE
- GAS HEATING & ENERGY RATING 78, C
- APPROXIMATELY 828 SQ FT
- SORRY NO PETS
- MINIMUM TWELVE MONTH TENANCY



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82-91kWh/m <sup>2</sup> A	79-81kWh/m <sup>2</sup> B	100-110g/m <sup>2</sup> A	95-100g/m <sup>2</sup> B
77-81kWh/m <sup>2</sup> B	72-76kWh/m <sup>2</sup> C	95-100g/m <sup>2</sup> B	90-95g/m <sup>2</sup> C
72-76kWh/m <sup>2</sup> C	67-71kWh/m <sup>2</sup> D	90-95g/m <sup>2</sup> C	85-90g/m <sup>2</sup> D
67-71kWh/m <sup>2</sup> D	62-66kWh/m <sup>2</sup> E	85-90g/m <sup>2</sup> D	80-85g/m <sup>2</sup> E
62-66kWh/m <sup>2</sup> E	57-61kWh/m <sup>2</sup> F	80-85g/m <sup>2</sup> E	75-80g/m <sup>2</sup> F
57-61kWh/m <sup>2</sup> F	52-56kWh/m <sup>2</sup> G	75-80g/m <sup>2</sup> F	70-75g/m <sup>2</sup> G
52-56kWh/m <sup>2</sup> G	47-51kWh/m <sup>2</sup> G	70-75g/m <sup>2</sup> G	65-70g/m <sup>2</sup> G

All energy efficient - lower rating costs  
 All energy efficient - higher rating costs  
 All environmentally friendly - lower CO<sub>2</sub> emissions  
 All environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales      EU Directive 2002/91/EC  
 England & Wales      EU Directive 2009/31/EC

