



Lenton

25-27 Priory Court, Gregory Street

Weekly Rental Of  
£109

0115 954 0454



**\*\*AVAILABLE FOR ACADEMIC TERM 2017-2018\*\*** Eight bedroom student property located in Lenton. The property comprises of eight bedrooms, two bathrooms, communal living, kitchen with washing machine, micro wave, fridge/freezer. Local amenities and transport links to both city centre and university within walking distance.



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# ZEBRAlets

## Property Details



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property.



## Energy Performance Certificate

**Energy Performance Certificate**

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**25 Priory Court, Gregory Street, NOTTINGHAM, NG7 2LT**

<b>Dwelling type:</b> Mid-terrace house	<b>Reference number:</b> 0253-2823-6185-9295-3321
<b>Date of assessment:</b> 17 August 2015	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 25 August 2015	<b>Total floor area:</b> 78 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,448</b>
<b>Over 3 years you could save</b>	<b>£ 774</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 306 over 3 years	£ 153 over 3 years	<b>You could save £ 774 over 3 years</b>
Heating	£ 1,809 over 3 years	£ 1,299 over 3 years	
Hot Water	£ 333 over 3 years	£ 222 over 3 years	
<b>Totals</b>	<b>£ 2,448</b>	<b>£ 1,674</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

<p><small>Very energy efficient - lower running costs</small></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #90ee90;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #90ee90;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #90ee90;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #ffff00;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #ffff00;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #ff8c00;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #ff0000;">(1-20) <b>G</b></td></tr> </table> <p><small>Not energy efficient - higher running costs</small></p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center; color: yellow;">64</td> <td style="text-align: center; color: green;">86</td> </tr> </table>	Current	Potential	64	86	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>
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(1-20) <b>G</b>													
Current	Potential												
64	86												

**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 Cavity wall insulation	£500 - £1,500	£ 336	✔
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 87	✔
3 Draught proofing	£80 - £120	£ 33	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

