



Lenton

19 Arnesby Road, Nottingham

Weekly Rental Of
£128

0115 954 0454



****Student Accommodation 2017-2018**** Detached properties To Let to groups of 8 Students. 42" TV included. Newly refurbished kitchens including washing machine, dryer, microwave and security alarm.
Pleasant gardens and off street parking



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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.



ZEBRAlets



Energy Performance Certificate

Energy Performance Certificate

19, Amesby Road,
NOTTINGHAM, NG7 2EA

Dwelling type: Detached house
Date of assessment: 06 March 2009
Date of certificate: 11 March 2009
Reference number: 8003-7865-6820-0506-8713
Total floor area: 140 m²

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 (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		71
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		66
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	310 kWh/m ² per year	201 kWh/m ² per year
Carbon dioxide emissions	7.2 tonnes per year	4.7 tonnes per year
Lighting	£81 per year	£81 per year
Heating	£1,045 per year	£627 per year
Hot water	£146 per year	£114 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



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