



Lenton

46 Arnesby Road, Lenton

Weekly Rental Of
£125

0115 954 0454



****Student Accommodation 2017-2018****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

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46, Arnesby Road, NOTTINGHAM, NG7 2EA

Dwelling type: Detached house **Reference number:** 9558-2980-6239-5785-8914
Date of assessment: 15 November 2015 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 18 November 2015 **Total floor area:** 170 m²

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

Estimated energy costs of dwelling for 3 years:	£ 6,873
Over 3 years you could save	£ 3,366

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 435 over 3 years	£ 252 over 3 years	<div style="background-color: #2ECC71; color: white; padding: 5px; border: 1px solid #2ECC71; width: fit-content; margin: 0 auto;"> You could save £ 3,366 over 3 years </div>
Heating	£ 6,018 over 3 years	£ 2,907 over 3 years	
Hot Water	£ 420 over 3 years	£ 348 over 3 years	
Totals	£ 6,873	£ 3,507	

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 style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #2ECC71; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #2ECC71; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #2ECC71; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #F1C40F; color: white; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #F1C40F; color: white; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #F1C40F; color: white; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #E74C3C; color: white; padding: 2px;">(1-20) G</td></tr> </table> <p><small>Not energy efficient - higher running costs</small></p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="background-color: #0070C0; color: white;">Current</th></tr> <tr><td style="text-align: center;">44</td></tr> </table>	Current	44	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="background-color: #0070C0; color: white;">Potential</th></tr> <tr><td style="text-align: center;">77</td></tr> </table>	Potential	77	<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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Current														
44														
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77														

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 Increase loft insulation to 270 mm	£100 - £350	£ 492	✔
2 Cavity wall insulation	£500 - £1,500	£ 1,314	✔
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 339	✔

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 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.



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