



Lenton

147 Harlaxton Drive, Lenton

Weekly Rental Of

£170 pppw

0115 954 0454



**\*\*Student Accommodation 2017-18\*\*** 8 Bed student property. This property is in an extremely popular location, in the heart of the student community. .The property has got large bedrooms with an extended living room attached to an extremely big kitchen. **\*\*Without doubt this property will be let quick so please call in order not to miss out!\*\***



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## 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** HM Government

**147, Harlaxton Drive, NOTTINGHAM, NG7 1JD**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 8436-7229-4389-0864-8902
<b>Date of assessment:</b> 04 November 2016	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 08 November 2016	<b>Total floor area:</b> 170 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>£ 4,815</b>
<b>Over 3 years you could save</b>	<b>£ 1,341</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 441 over 3 years	£ 258 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white;"> <p style="text-align: center; margin: 0;">You could save <b>£ 1,341</b> over 3 years</p> </div>
Heating	£ 4,026 over 3 years	£ 2,868 over 3 years	
Hot Water	£ 348 over 3 years	£ 348 over 3 years	
<b>Totals</b>	<b>£ 4,815</b>	<b>£ 3,474</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<table border="1" style="margin: auto;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="font-size: 2em;">60</td> <td style="font-size: 2em;">77</td> </tr> </table>	Current	Potential	60	77
Current	Potential				
60	77				

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**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 Internal or external wall insulation	£4,000 - £14,000	£ 1,017	✓
2 Low energy lighting for all fixed outlets	£70	£ 153	
3 Heating controls (room thermostat)	£350 - £450	£ 165	✓

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.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



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