



Lenton

Derby Grove, Nottingham,
Nottinghamshire, NG7 1PE

Weekly Rental Of
£125 PPPW

0115 954 0454



****Student property for 2018/19 £105 PPPW**** Large 7 bedroom property located in the heart of Lenton just off Derby Road. This property has got 7 double bedrooms with all modern furniture. The living room has got plenty of seating for big groups; the living room has also got a wall mounted TV. The kitchen has got all modern appliances including a washer/ dryer and dishwasher. Call the Zebra team for more information on this property!



Nottingham Office
139 Ilkeston Road
Nottingham
NG7 3HE

T: 0115 954 0454
F: 0115 954 0455
E: nottingham@zebralets.co.uk

Mansfield Office
65 West Gate
Mansfield
Nottinghamshire
NG18 1RU

T: 01623 421 300
F: 01623 421 115
E: mansfield@zebralets.co.uk



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

25, Derby Grove,
NOTTINGHAM,
NG7 1PE

SAP
Energy Performance

Dwelling type: Semi-detached house
Date of assessment: 24 February 2011
Date of certificate: 24 February 2011
Reference number: 2848-3059-6212-4849-0970
Type of assessment: RdSAP, existing dwelling
Total floor area: 146 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

Rating	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	66
(21-38) F		
(1-20) G		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales 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

Rating	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	60
(21-38) F		
(1-20) G		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales 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	282 kWh/m ² per year	235 kWh/m ² per year
Carbon dioxide emissions	6.9 tonnes per year	5.7 tonnes per year
Lighting	£89 per year	£89 per year
Heating	£1,075 per year	£907 per year
Hot water	£164 per year	£135 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



Nottingham Office
139 Ilkeston Road
Nottingham
NG7 3HE
T: 0115 954 0454
F: 0115 954 0455
E: nottingham@zebralets.co.uk

Mansfield Office
65 West Gate
Mansfield
Nottinghamshire
NG18 1RU
T: 01623 421 300
F: 01623 421 115
E: mansfield@zebralets.co.uk