



ZEBRAlets

Lenton

532 Derby Road

Weekly Rental Of
£135

0115 954 0454



2017-18 Student accommodation A 6 Bed student property virtually across the road from the QMC and University Park. There is a large kitchen which has a dining area. The living room has a television and plenty of seating. There are 2 showers and 2 separate WC's. This is a picturesque property you need to view!



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



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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.



Energy Performance Certificate

Energy Performance Certificate		SAP																																																							
532, Derby Road NOTTINGHAM NG7 2GY		Detached house Date of assessment: 16 November 2011 Date of certificate: 16 November 2011 Reference number: 9252-2846-6895-9099-3771 Type of assessment: RdSAP, existing dwelling Total floor area: 139 m ²																																																							
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 (CO ₂) emissions.																																																									
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England & Wales EU Directive 2002/91/EC		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.																																																									
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) 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																																																									
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Energy use	253 kWh/m ² per year	250 kWh/m ² per year																																																							
Carbon dioxide emissions	6.8 tonnes per year	6.7 tonnes per year																																																							
Lighting	£83 per year	£61 per year																																																							
Heating	£1119 per year	£1121 per year																																																							
Hot water	£106 per year	£106 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.																																																									
 Remember to look for the Energy Saving Trust 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.																																																									



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