



ZEBRAlets

Lenton

294 Derby Road, Lenton

Weekly Rental Of
£135

0115 954 0454



Student property for 2017/18 This large 6 bedroom property is located on Derby road opposite Sainsburys! The property has got all large double bedrooms along with a modernised kitchen with a dishwasher, washing machine and dryer. The property also has a big living room perfect for a large group of tenants. Outside the property there is parking spaces for 3 cars. Contact the Zebra team for more information!



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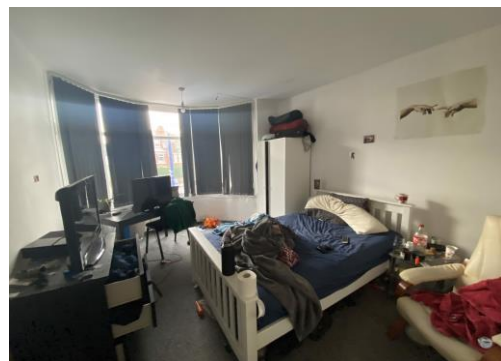
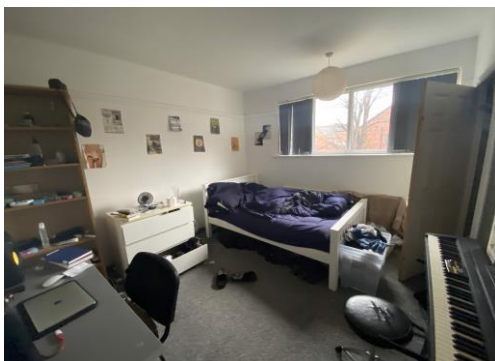
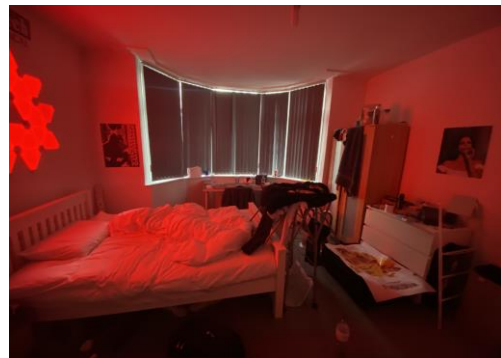
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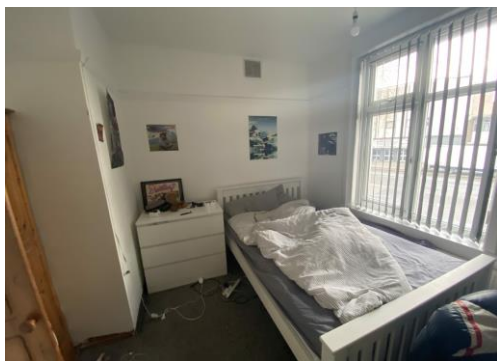
Property Details



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.



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Energy Performance Certificate

Energy Performance Certificate

294, Derby Road, NOTTINGHAM, NG7 1QF

Dwelling type: Detached house
Date of assessment: 31 May 2016
Date of certificate: 01 June 2016

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

Reference number: 8806-7025-4530-6599-7972
Type of assessment: RdSAP, existing dwelling
Total floor area: 143 m²

Estimated energy costs of dwelling for 3 years:

£ 5,001

Over 3 years you could save

£ 2,397

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 468 over 3 years	£ 234 over 3 years	<div style="background-color: #0070C0; color: white; padding: 10px; width: 100px; margin: 0 auto;"> You could save £ 2,397 over 3 years </div>
Heating	£ 4,185 over 3 years	£ 2,019 over 3 years	
Hot Water	£ 348 over 3 years	£ 351 over 3 years	
Totals	£ 5,001	£ 2,604	

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

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
54	82

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).

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	£ 681	✔
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,332	✔
3 Floor insulation (suspended floor)	£800 - £1,200	£ 183	✔

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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