



ZEBRAlets

Lenton

37 Balfour Road

Weekly Rental Of
£125

0115 954 0454



****Student Property**** 6 Bedroom property available with 2 bedrooms and a large living room. This property is located just off Derby Road in the centre of Lenton. The kitchen has recently being modernised including all up to date appliances. Call the Zebra Team for more information!



Nottingham Office
139 Ilkeston Road
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NG7 3HE

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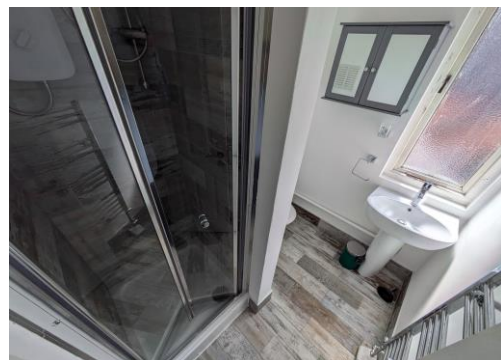
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65 West Gate
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Property Details



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			SAP																																																							
37, Balfour Road, NOTTINGHAM, NG7 1NY		Dwelling type: Date of assessment: Date of certificate: Reference number: Total floor area:	End-terrace house 17 July 2009 17 July 2009 8211-6923-6430-6473-5092 110 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.																																																										
Energy Efficiency Rating			Environmental Impact (CO₂) Rating																																																							
<table border="1"><thead><tr><th>Very energy efficient - lower running costs</th><th>Current</th><th>Potential</th></tr></thead><tbody><tr><td>(92 plus) A</td><td></td><td></td></tr><tr><td>(81-91) B</td><td></td><td></td></tr><tr><td>(69-80) C</td><td></td><td></td></tr><tr><td>(55-68) D</td><td></td><td></td></tr><tr><td>(39-54) E</td><td></td><td></td></tr><tr><td>(21-38) F</td><td></td><td></td></tr><tr><td>(1-20) G</td><td></td><td></td></tr><tr><td colspan="3">Not energy efficient - higher running costs</td></tr></tbody></table>			Very energy efficient - lower running costs	Current	Potential	(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			<table border="1"><thead><tr><th>Very environmentally friendly - lower CO₂ emissions</th><th>Current</th><th>Potential</th></tr></thead><tbody><tr><td>(92 plus) A</td><td></td><td></td></tr><tr><td>(81-91) B</td><td></td><td></td></tr><tr><td>(69-80) C</td><td></td><td></td></tr><tr><td>(55-68) D</td><td></td><td></td></tr><tr><td>(39-54) E</td><td></td><td></td></tr><tr><td>(21-38) F</td><td></td><td></td></tr><tr><td>(1-20) G</td><td></td><td></td></tr><tr><td colspan="3">Not environmentally friendly - higher CO₂ emissions</td></tr></tbody></table>		Very environmentally friendly - lower CO ₂ emissions	Current	Potential	(92 plus) A			(81-91) B			(69-80) C			(55-68) D			(39-54) E			(21-38) F			(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
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England & Wales 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. EU Directive 2002/91/EC			England & Wales The environmental impact rating is a measure of this 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. EU Directive 2002/91/EC																																																							
Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home																																																										
	Current	Potential																																																								
Energy use	311 kWh/m ² per year	261 kWh/m ² per year																																																								
Carbon dioxide emissions	5.7 tonnes per year	4.8 tonnes per year																																																								
Lighting	£67 per year	£56 per year																																																								
Heating	£841 per year	£723 per year																																																								
Hot water	£123 per year	£107 per year																																																								
Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.																																																										
To see how this home can achieve its potential rating please see the recommended measures.																																																										
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.																																																										
For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome																																																										

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