



ZEBRAlets

Lenton

Derby Road, Nottingham,
Nottinghamshire, NG7 1PR

Weekly Rental Of
£128 PPPW

0115 954 0454



Stunning Student Property for 2018-19 £120 PPPW Zebralets present this recently refurbished 6 Bedroom house on Derby Road. Located perfectly for either the University of Nottingham, or Nottingham Trent University you don't want to miss out with this property. There are two bedrooms on each floor and two bathrooms located on the first floor. Contact us today to arrange a viewing!



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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		HM Government	
260, Derby Road, NOTTINGHAM, NG7 1PR			
Dwelling type:	Semi-detached house	Reference number:	9738-1060-6293-5345-4970
Date of assessment:	17 July 2015	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	17 July 2015	Total floor area:	144 m ²
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			
Estimated energy costs of dwelling for 3 years:			£ 5,484
Over 3 years you could save			£ 2,487
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 246 over 3 years	
Heating	£ 4,884 over 3 years	£ 2,397 over 3 years	
Hot Water	£ 354 over 3 years	£ 354 over 3 years	
Totals	£ 5,484	£ 2,997	
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			
		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 Room-in-roof insulation	£1,500 - £2,700	£ 1,146	
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,113	
3 Floor insulation (suspended floor)	£800 - £1,200	£ 102	
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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.			

Page 1 of 4



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