



ZEBRAlets

Arboretum

112 Portland Road, Arboretum

Weekly Rental Of
£110

0115 954 0454



**** Student Property 2017-2018 **** 4 minute walk to NTU SU & Climax! Student accommodation located a stones throw from the NTU city campus. A spacious 5 bed property which comes with a great landlord. All bedrooms are of a good size, This property will not be available for long. Bills included option available. Call us and arrange a viewing to avoid disappointment!



Nottingham Office
139 Ilkeston Road
Nottingham
NG7 3HE

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

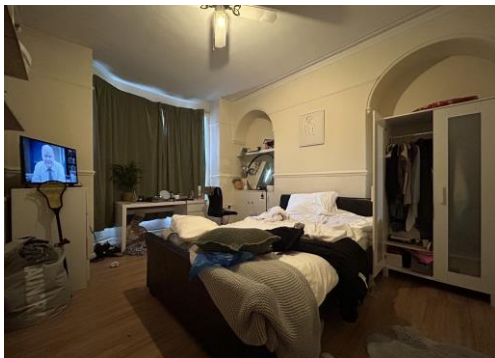
Mansfield Office
65 West Gate
Mansfield
Nottinghamshire
NG18 1RU

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.



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Energy Performance Certificate

Energy Performance Certificate		SAP	
112, Portland Road, NOTTINGHAM, NG7 4GP			
Dwelling type:	Mid-terrace house	Reference number:	8109-2171-2329-7027-4873
Date of assessment:	23 August 2013	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	28 August 2013	Total floor area:	124 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:		£ 4,731	
Over 3 years you could save		£ 2,697	
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 192 over 3 years	
Heating	£ 3,807 over 3 years	£ 1,614 over 3 years	
Hot Water	£ 660 over 3 years	£ 228 over 3 years	
Totals	£ 4,731	£ 2,034	
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 48 85	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 Internal or external wall insulation	£4,000 - £14,000	£ 1,062	
2 Floor insulation	£800 - £1,200	£ 186	
3 Draught proofing	£80 - £120	£ 159	
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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