



## Room 1, 23 Happy Land West, Worcester, Worcestershire, WR2 5DQ

Shared Student House for 4 people within 20 minutes walk of the St Johns Campus. Similar sized double furnished rooms, with 4ft bed desk chair and wardrobe tenants share well appointed communal facilities, fitted kitchen with adequate storage, common room, and ground floor bathroom shower over bath EPC E

[www.platinum-property.co.uk](http://www.platinum-property.co.uk)

£433 pcm  
Student Room

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### Property Location

Situated 1.14 KM from the St Johns Campus of Worcester University approximately 18 minutes walk

### Property Details

A well presented shared house for 4 people all similar sized double rooms, all furnished with bed desk chair and wardrobe.

Shared facilities include a modern bathroom, kitchen with white goods, utility room and communal lounge.

There is also a neat rear garden.

### RENT SCHEDULE

Room 1 Rent £433.33 PCM Inclusive of bills

Room 2 Rent £433.33 PCM Inclusive of bills

Room 3 Rent £433.33 PCM Inclusive of bills

Room 4 Rent £433.33 PCM Inclusive of bills

### Successful Applications

The deposit is payable on confirmation that your application has been successful and the first month's rent is payable before moving in. All funds must be cleared prior to moving in therefore please allow 5 business days for payments by cheque. Please ask for our client account number and sort code to make online payments or discuss other payment options.

### Deposits

The majority of our deposits are held independently by the Deposit Protection Service and are supported by a detailed inventory.

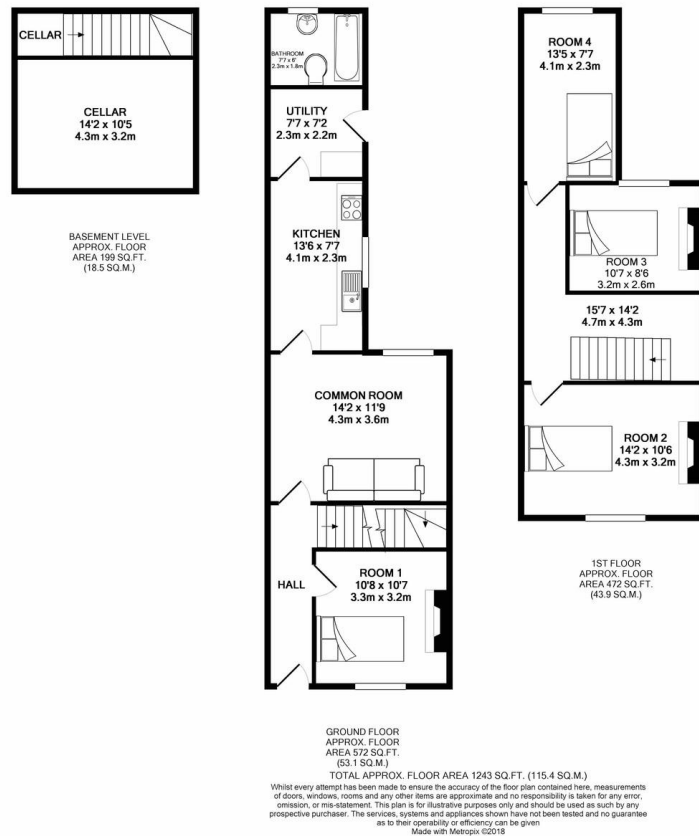
### Tenancy Agreements

Initially we usually offer 11 months assured shorthold tenancy which can be renewed for the following year with the agreement of the Landlord and payment of the Renewal Fee of £90

### Tenant's Insurance

At Platinum we would recommend for your protection you obtain Contents Insurance and Accident and Sickness Rent payment cover. Following application we can introduce you to a suitable professional via Platinum Property Finance to obtain a competitive quotation.

**Please contact your local office for further information regarding this property.**



## Energy Performance Certificate



23, Happy Land West, WORCESTER, WR2 5DQ

Dwelling type: Mid-terrace house  
Date of assessment: 29 July 2015  
Date of certificate: 04 August 2015

Reference number: 2018-9066-7243-3785-0940  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 101 m<sup>2</sup>

### 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

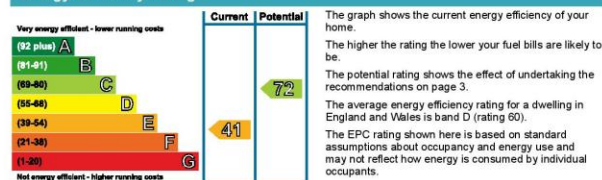
Estimated energy costs of dwelling for 3 years:	£ 4,887
Over 3 years you could save	£ 1,938

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 186 over 3 years	
Heating	£ 3,981 over 3 years	£ 2,529 over 3 years	
Hot Water	£ 660 over 3 years	£ 234 over 3 years	
<b>Totals</b>	<b>£ 4,887</b>	<b>£ 2,949</b>	

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



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 927
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 96
3 Low energy lighting for all fixed outlets	£20	£ 51

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](http://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.