



6

Bedrooms



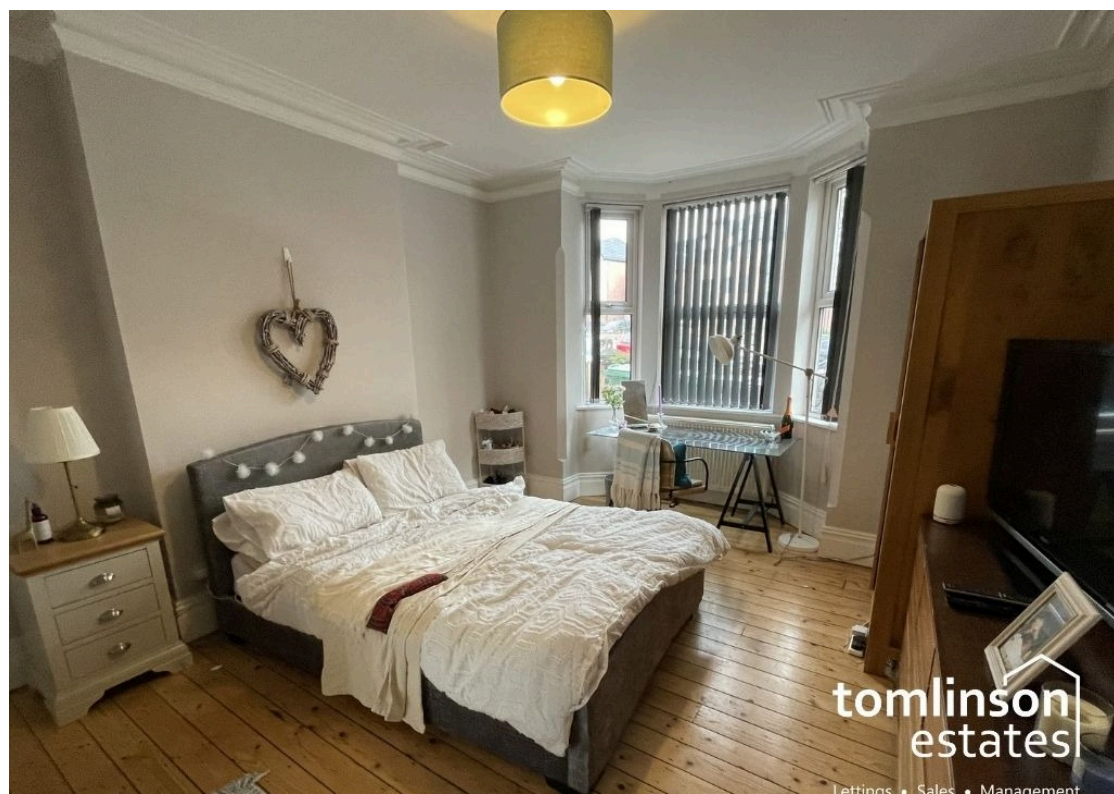
3

Bathrooms



1

Receptions



- Two kitchens
- Well maintained
- Three bathrooms
- Extensive history of use as HMO
- Off street parking available
- Ideal location for students

6 Bedroom HMO located in Lenton, a sought after student area. The property is situated close the University of Nottingham, local amenities and bus routes direct to the city centre. Off road parking for 2 cars included with the property.

Let for the 25-26 and 26-27 academic year:

**25-26 Rental:** 50 weeks tenancy, £140 pppw, £42,000 pa (bills inclusive, approx £15 pppw allocated towards bills)

**26-27 Rental:** 50 weeks tenancy, £145 pppw, £43,500 pa (bills inclusive, approx £15 pppw allocated towards bills)

The ground floor is comprised of three bedrooms, the first kitchen, the first bathroom, along with access to the rear garden and car parking area. The first floor features a further two bathrooms, second kitchen, a spacious living/dining area and another bedroom. You will find the last two bedrooms on the second floor.

The property has been maintained well and is a true turnkey investment, generating great income.

Early viewing is recommended!



GROSS INTERNAL AREA  
 FLOOR 1 71.5 m<sup>2</sup> FLOOR 2 65.6 m<sup>2</sup> FLOOR 3 33.6 m<sup>2</sup>  
 EXCLUDED AREAS : REDUCED HEADROOM 3.3 m<sup>2</sup>  
 TOTAL : 170.8 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# Energy performance certificate (EPC)

147, Lenton Boulevard  
NOTTINGHAM  
NG7 2BT

Energy rating

**D**

Valid until:

**7 September 2028**

Certificate number:

**8498-7021-0230-7273-0902**

Property type

Semi-detached house

Total floor area

181 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		70 <b>C</b>
55-68	<b>D</b>	59 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Breakdown of property's energy performance

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Very good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, insulated (assumed)	Good
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 83% of fixed outlets	Very good
Floor	To unheated space, insulated	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 259 kilowatt hours per square metre (kWh/m<sup>2</sup>).

## How this affects your energy bills

An average household would need to spend **£1,700 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £238 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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## Heating this property

Estimated energy needed in this property is:

- 29,896 kWh per year for heating
  - 2,225 kWh per year for hot water
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## Impact on the environment

This property's environmental impact rating is E. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 8.2 tonnes of CO<sub>2</sub>

This property's potential production 6.1 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal wall insulation	£4,000 - £14,000	£238
2. Solar photovoltaic panels	£5,000 - £8,000	£295

## Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

## Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](https://www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](https://www.gov.uk/energy-company-obligation)

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Sallie Cooper
Telephone	07973849904
Email	<a href="mailto:epc.sallie@hotmail.co.uk">epc.sallie@hotmail.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK301185
Telephone	0333 123 1418
Email	<a href="mailto:info@ecmk.co.uk">info@ecmk.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	7 September 2018
Date of certificate	8 September 2018
Type of assessment	<a href="#">RdSAP</a>