



# ZEBRAlets

Lenton

135 Rolleston Drive, Lenton

Weekly Rental Of  
£130

0115 954 0454



**\*\*Student property in the heart of Lenton for 2017/18\*\*** Large 6 bedroom property. This house has been renovated to a high standard with modern furniture throughout. The kitchen has got all appliances such as; Washer/dryer and dishwasher! The communal area has also got a wall mounted TV along with two large sofa's!



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## Property Details

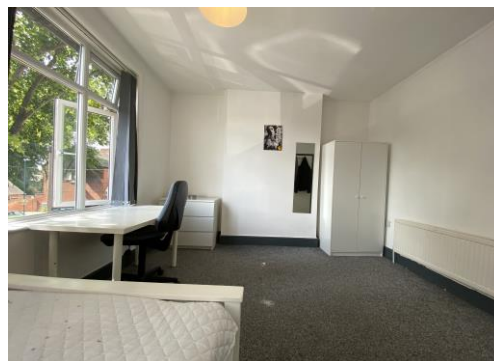


These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property.





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## Energy Performance Certificate

Energy Performance Certificate		SAP	
135, Rolleston Drive NOTTINGHAM NG7 1JZ		Dwelling type: Semi-detached house Date of assessment: 30 April 2010 Date of certificate: 30 April 2010 Reference number: 0772-2850-6948-9470-7771 Type of assessment: RdSAP, existing dwelling Total floor area: 121 m <sup>2</sup>	
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 <sub>2</sub> ) emissions.			
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
Current: 47 Potential: 60		Current: 41 Potential: 53	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	
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.			
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> ) emissions. The higher the rating the less impact it has on the environment.			
Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home			
	Current	Potential	
Energy use	382 kWh/m <sup>2</sup> per year	291 kWh/m <sup>2</sup> per year	
Carbon dioxide emissions	7.8 tonnes per year	7.8 tonnes per year	
Lighting	£113 per year	£63 per year	
Heating	£1144 per year	£905 per year	
Hot water	£143 per year	£116 per year	
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.			
To see how this home can achieve its potential rating please see the recommended measures.			
<p>Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.</p> <p>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.</p>			

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