



**www.unac.co.uk**  
**accommodation@unac.co.uk**

**Call 07398 858549 / 024 76 551555**



**Queens Road - 1 Bed**

**£595 rm/month**

**Gas, Electricity, Water & Internet**

**Furnished to a high standard. Communal Cleaner.**

**En-suite Room Prices Vary depending on size starting from £595**

**Superb condition throughout property**

**Close to Coventry University & Bus Routes to Warwick**

**Stunning one bedroom apartments in modern building**

**Good sized rooms, kitchen space and communal areas.**

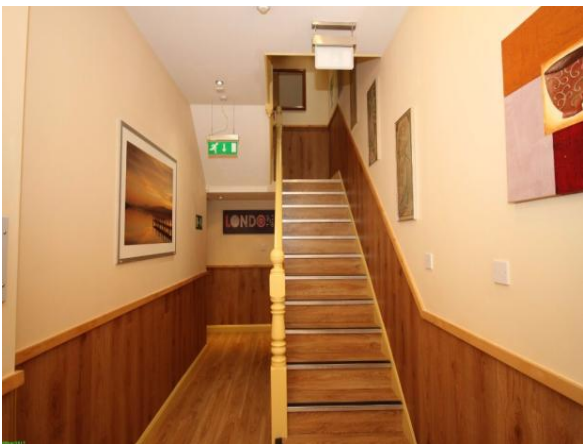
**Superb Ensuite Rooms - Including Bills - Close to City Centre**

**student lettings specialist**



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**Energy Performance Certificate**

\* Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 5,526</b>
<b>Over 3 years you could save</b>	<b>£ 330</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 338 over 3 years	£ 338 over 3 years	
Heating	£ 4,809 over 3 years	£ 4,479 over 3 years	
Hot Water	£ 381 over 3 years	£ 381 over 3 years	
<b>Totals</b>	<b>£ 5,526</b>	<b>£ 5,196</b>	<b>You could save £ 330 over 3 years</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**

Rating	Current	Potential
A		
B		
C		
D		
E		
F		
G	72	78

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 61). 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 Draught proofing	£ 80 - £ 120	£ 330	
2 Solar photovoltaic panels, 2.5 kWp	£ 9,000 - £ 14,000	£ 744	

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 8300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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