



**www.unac.co.uk**

**accommodation@unac.co.uk**

**Call 07398 858549 / 024 76 551555**



## **LOWER FORD ST CITY CENTRE FLAT - 1 Bed**

**£125 rm/week**

**Spacious flat in popular student area**

**Superb location right next to the University**

**Located on the first floor**

**Close proximity to local amenities**

**Fitted with a full sized bathroom**

**Very large lounge area**

**Self contained with plenty of storage space**

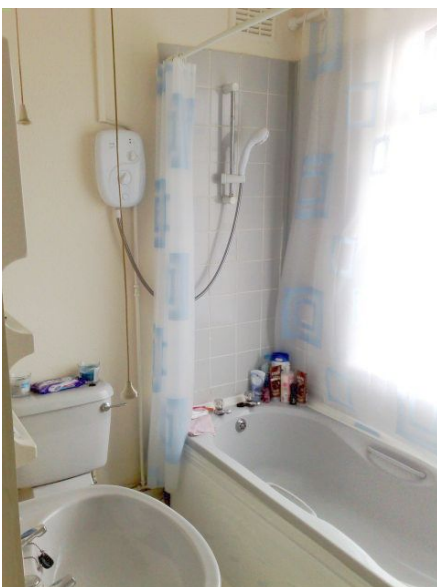
**One Bed Flat Located in the City Centre - Very Close to Uni!**

**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>£ 3,345</b>
<b>Over 3 years you could save</b>	<b>£ 1,731</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 183 over 3 years	
Heating	£ 2,451 over 3 years	£ 1,143 over 3 years	
Hot Water	£ 711 over 3 years	£ 288 over 3 years	
<b>Totals</b>	<b>£ 3,345</b>	<b>£ 1,614</b>	<b>You could save £ 1,731 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**

Band	Current	Potential
A		
B		
C		
D		
E		
F		
G	87	83

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 measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,017	
2 Floor insulation	£800 - £1,200	£ 177	
3 Increase hot water cylinder insulation	£15 - £30	£ 81	

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-graphs](http://www.gov.uk/energy-graphs) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

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