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accommodation@unac.co.uk

Call 07398 858549 / 024 76 551555



LOWER FORD ST CITY CENTRE FLAT - 1 Bed

£125 per week

Spacious flat in popular student area

Recently refreshed with new carpets

Self contained with plenty of storage space

Close proximity to local amenities

Superb location right next to the University

Separate large kitchen area

Large full sized bathroom

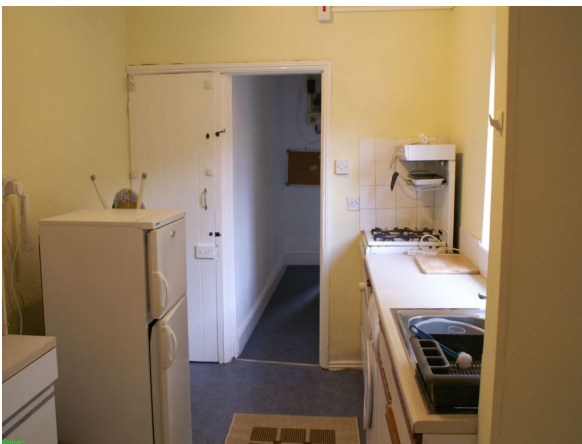
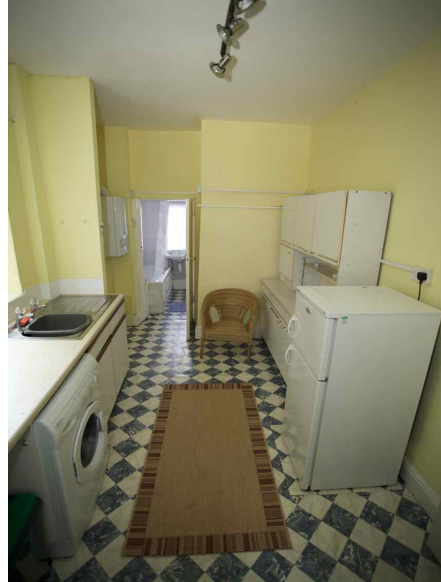
One Bed Flat Located in the City Centre - Very Close to Uni!

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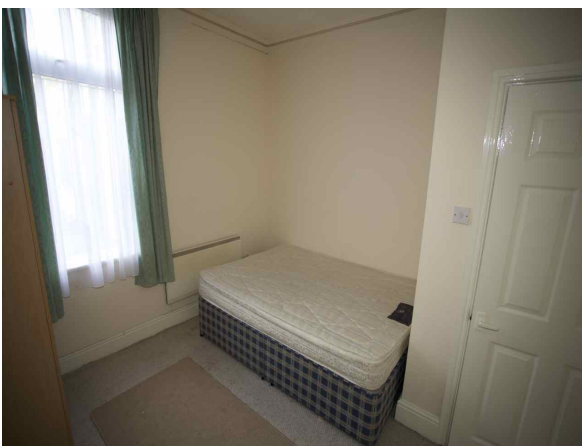


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Energy Performance Certificate

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

Estimated energy costs of dwelling for 3 years:	£ 3,345
Over 3 years you could save	£ 1,731

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	£ 298 over 3 years	
Totals	£ 3,345	£ 1,614	You could save £ 1,731 over 3 years

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

Energy efficiency (lower heating costs)	Current	Potential
82-91 (A)		
69-81 (E)		
55-68 (G)		
45-54 (D)		
35-44 (E)		
25-34 (F)		
15-24 (G)		
1-14 (H)		

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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