



www.unac.co.uk

accommodation@unac.co.uk

Call 07398 858549 / 024 76 551555



IRVING RD - 3 Bed

£80 rm/wk

An affordable student friendly property

Comfortable and warm accommodation

Furnished to a good standard throughout

An affordable student friendly property

10 minute walk to the University Library

Close to local shops and amenities

Located in very popular student area

Great Value - Double Rooms - Close to Uni - Book a viewing!!

student lettings specialist



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

Call 07398 858549 / 024 76 551555




student lettings specialist



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

Call 07398 858549 / 024 76 551555

Energy Performance Certificate 

Energy Efficiency Rating

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.

Environmental Impact Rating

EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	570 kWh/m ² per year	570 kWh/m ² per year
Carbon dioxide emissions	6.7 tonnes per year	6.7 tonnes per year
Lighting	£34 per year	£34 per year
Heating	£1024 per year	£1024 per year
Hot water	£93 per year	£93 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

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.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 812 812 or visit www.energysavingtrust.org.uk/energywise

Page 1 of 6

student lettings specialist