



[www.unac.co.uk](http://www.unac.co.uk)

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Call 07398 858549 / 024 76 551555



**CHARTERHOUSE RD - 3 Bed**

**£80 rm/wk**

An affordable student friendly property  
Furnished to a good standard throughout  
Comfortable and warm accommodation

Close to local shops and amenities

7 minute walk to the University Library

Good value student property

Located in very popular student area

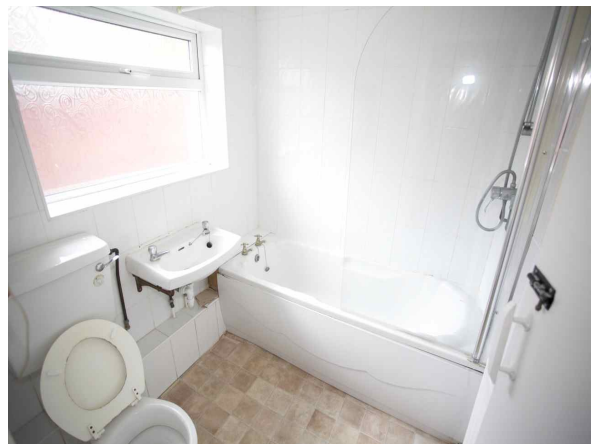
**Great Value - Double Rooms - Close to Uni - Book a viewing!!**

**student lettings specialist**



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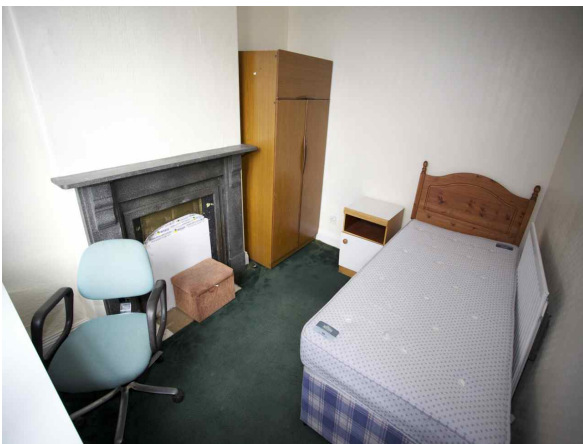


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**Energy Performance Certificate**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	469 kWh/m <sup>2</sup> per year	371 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.8 tonnes per year	4.6 tonnes per year
Lighting	£43 per year	£35 per year
Heating	£204 per year	£168 per year
Hot water	£100 per year	£83 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 domestic energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 612 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

Page 1 of 6

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