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accommodation@unac.co.uk

Call 07398 858549 / 024 76 551555



IRVING RD - 3 Bed

£80 rm/wk

Recently refurbished student accommodation

Close to local shops and amenities

Good value student property

Comfortable and warm accommodation

Furnished to a good standard throughout

Located in very popular student area

10 minute walk to the University Library

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

student lettings specialist



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Energy Performance Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales EU Energy Efficiency Score: 64		England & Wales EU Energy Efficiency Score: 65	
Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home			
	Current	Potential	
Energy use	289 kWh/m ² per year	249 kWh/m ² per year	
Carbon dioxide emissions	3.7 tonnes per year	3.1 tonnes per year	
Lighting	£20 per year	£20 per year	
Heating	£532 per year	£450 per year	
Hot water	£34 per year	£34 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 make your home more energy efficient, call 0800 512 512 or visit www.energysavingtrust.org.uk/myhome

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