



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

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Call 07398 858549 / 024 76 551555



**KINGSTON ROAD - 3 Bed**

**£110 rm/wk**

**INCLUDES GAS & ELECTRIC, WATER, INTERNET**

Ideal for Coventry or Warwick University students

A well presented property in a good location with amenities

A warm house with double glazing throughout

Walking distance to the City Centre & close to bus routes direct to Warwick Uni

High standard of interior and furnishing

All bedrooms are provided with double beds

Lovely 3 Bed Property in a Popular Area - Including Bills

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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>£ 2,352</b>
<b>Over 3 years you could save</b>	<b>£ 849</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 141 over 3 years	£ 141 over 3 years	
Heating	£ 1,850 over 3 years	£ 1,014 over 3 years	You could save £ 849 over 3 years
Hot Water	£ 411 over 3 years	£ 348 over 3 years	
<b>Total</b>	<b>£ 2,352</b>	<b>£ 1,503</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**

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 60).

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 measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 549	
2 Floor insulation	£800 - £1,200	£ 120	
3 Solar water heating	£4,000 - £8,000	£ 66	

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-grants-calculator](http://www.gov.uk/energy-grants-calculator) 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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