



www.unac.co.uk

accommodation@unac.co.uk

Call 07398 858549 / 024 76 551555



MONKS RD - 3 Bed

£80 rm/wk

**An affordable student friendly property
Furnished to a good standard throughout**

Good value student property

Comfortable and warm accommodation

Located in very popular student area

Close to local shops and amenities

10 minute walk to the University Library

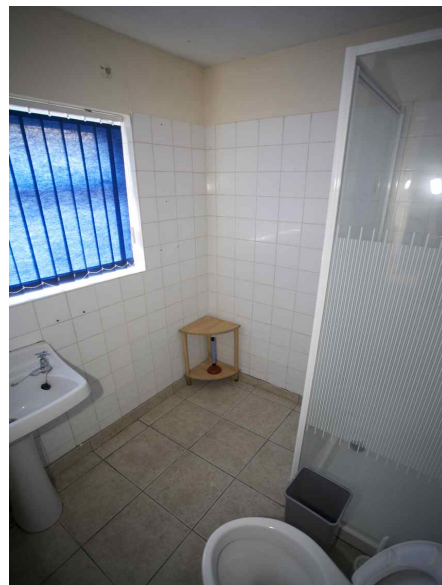
Good Value - Double Rooms - Close to Uni - Book a viewing!!

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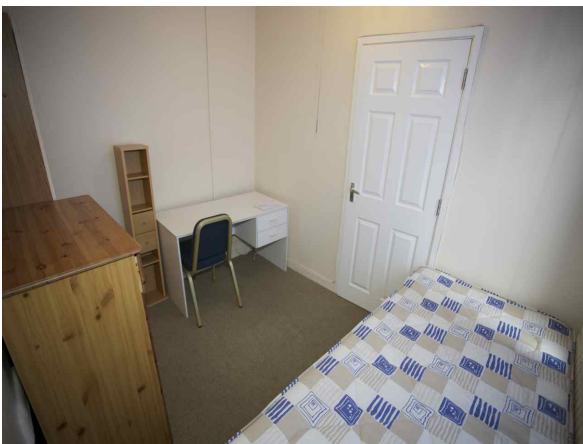
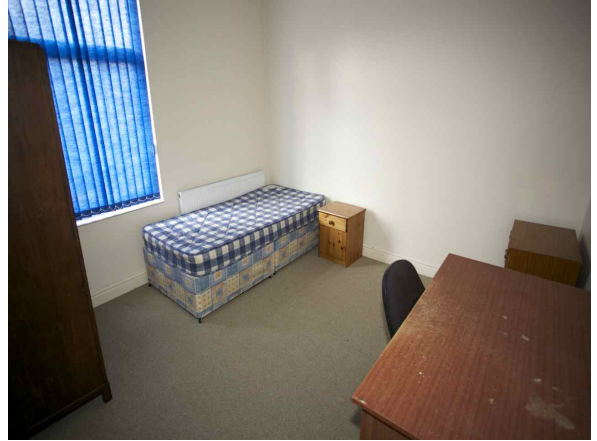


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Energy Performance Certificate

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower energy bills	A			Very environmentally friendly - lower CO ₂ emissions	A		
Energy efficient	B			Environmentally friendly	B		
Decent	C			Decent	C		
Below average	D			Below average	D		
Average	E	47	53	Average	E	47	51
Below average	F			Below average	F		
Very poor	G			Very environmentally unfriendly - higher CO ₂ emissions	G		

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

	Current	Potential
Energy use	409 kWh/m ² per year	364 kWh/m ² per year
Carbon dioxide emissions	4.6 tonnes per year	4.1 tonnes per year
Lighting	£37 per year	£37 per year
Heating	£232 per year	£164 per year
Hot water	£87 per year	£87 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

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