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accommodation@unac.co.uk

Call 07398 858549 / 024 76 551555



GRESHAM ST - 3 Bed

£75 rm/wk

Spacious Accommodation

Good sized bedroom

Separate Lounge

3 Bedrooms

Shared Bathroom and Kitchen

Fully Furnished, Close to shops amenities & bus routes

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Good Value 3 Bed - Close to Shops - 15 min walk to town!

student lettings specialist



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Energy Performance Certificate

* Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,355
Over 3 years you could save	£ 822

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 182 over 3 years	£ 123 over 3 years	
Heating	£ 1,932 over 3 years	£ 1,227 over 3 years	You could save £ 922 over 3 years
Hot Water	£ 261 over 3 years	£ 183 over 3 years	
Totals	£ 2,355	£ 1,533	

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 includes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower heating costs	Current	Potential	Very energy efficient - higher heating costs
92-100 A		B7	
81-91 B			
69-80 C			
55-68 D		D1	
49-54 E			
45-48 F			
35-44 G			
1-34 H			

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 Increase loft insulation to 270 mm	£100 - £300	£ 262	
2 Internal or external wall insulation	£4,000 - £14,000	£ 339	
3 Floor insulation	£800 - £1,200	£ 86	

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-graphs 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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