



**www.unac.co.uk**

**accommodation@unac.co.uk**

**Call 07398 858549 / 024 76 551555**



**GORDON STREET - 4 Bed**

**£90 rm/wk**

**INCLUDES GAS, ELECTRIC, WATER & TV LICENSE**

Great for both Coventry or Warwick University

Three double bedrooms and one single

Smart and friendly student property

Close to local shops and amenities

Warm and homely property in a quiet area close to City Centre & Station

Double glazing throughout the property

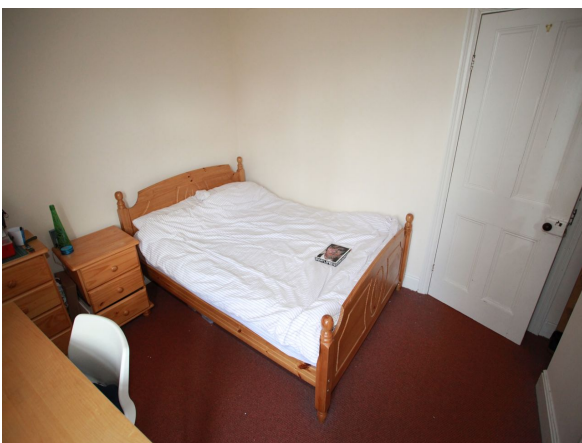
£90pw Inc Bills! - Great Value 4 Bed - Close to City Centre

**student lettings specialist**



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

Call 07398 858549 / 024 76 551555



student lettings specialist



**www.unac.co.uk**  
**accommodation@unac.co.uk**

**Call 07398 858549 / 024 76 551555**



**Energy Performance Certificate**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>England &amp; Wales</b> The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.		<b>England &amp; Wales</b> The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO <sub>2</sub> ) emissions. The higher the rating the less impact it has on the environment.	
<b>Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home</b>			
	Current	Potential	
Energy use	376 kWh/m <sup>2</sup> per year	355 kWh/m <sup>2</sup> per year	
Carbon dioxide emissions	6.3 tonnes per year	5.9 tonnes per year	
Lighting	£72 per year	£54 per year	
Heating	£844 per year	£814 per year	
Hot water	£97 per year	£97 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 developer'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](http://www.energysavingtrust.org.uk/myhome)

Page 1 of 6

**student lettings specialist**