



www.unac.co.uk

accommodation@unac.co.uk

Call 07398 858549 / 024 76 551555



GORDON STREET - 4 Bed

£80-90-95 rm/wk

INCLUDES GAS, ELECTRIC, WATER & TV LICENSE

Smart and friendly student property

Close to local shops and amenities

Great for both Coventry or Warwick University

£80 (single) £85 (2 doubles) £90 (larger double)

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

Three double bedrooms and one single

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

student lettings specialist



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Energy Performance Certificate

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------------------------------|---|-----------|
| Current | Potential | Current | Potential |
| | | | |
| England & Wales 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. | | England & Wales The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment. | |
| Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home | | | |
| | Current | Potential | |
| Energy use | 376 kWh/m ² per year | 355 kWh/m ² 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 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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