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Call 07398 858549 / 024 76 551555



NORTHFIELD RD - 4 Bed

£80 rm/wk

Refurbished property Summer 2017!

Comfortable and warm accommodation

Located in very popular student area

An affordable student friendly property

10 minute walk to the University Library

Close to local shops and amenities

Furnished to a good standard throughout

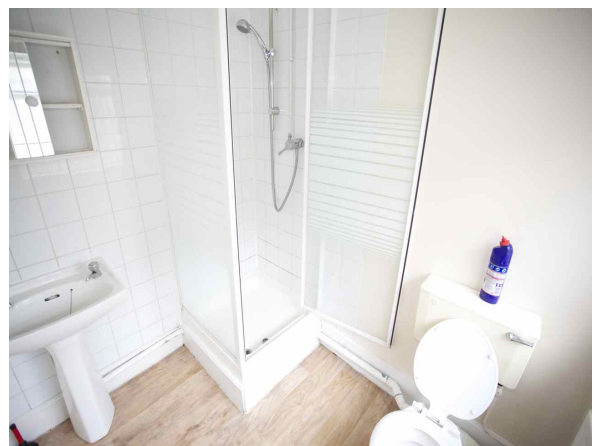
Good Value - Double Rooms - Close to Uni - Book a viewing!!

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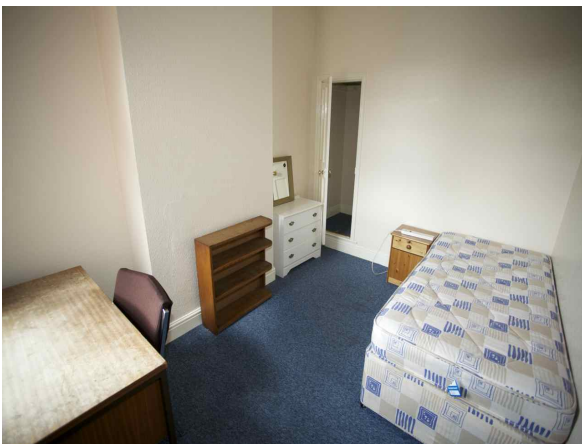


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Energy Performance Certificate

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower energy costs	A			Very environmentally friendly - lower CO ₂ emissions	A		
Energy efficient	B			Environmentally friendly	B		
Decent	C			Reasonably environmentally friendly	C		
Below average	D			Not very environmentally friendly	D		
Below average	E	46	66	Not very environmentally friendly	E		
Below average	F			Not very environmentally friendly	F		60
Not energy efficient - higher energy costs	G			Not very environmentally friendly - higher CO ₂ emissions	G		

England & Wales EU Directive 2002/91/EC

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.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home			
	Current	Potential	
Energy use	441 kWh/m ² per year	273 kWh/m ² per year	
Carbon dioxide emissions	6.1 tonnes per year	3.8 tonnes per year	
Lighting	£74 per year	£39 per year	
Heating	£842 per year	£542 per year	
Hot water	£107 per year	£88 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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