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

Call 07398 858549 / 024 76 551555



**BOLINGBROKE RD - 4 Bed**

**£93 rm/wk**

**INCLUDES GAS, ELECTRIC, WATER & INTERNET**

Close to local shopping parade and large Supermarket

Washing Machine & Tumble dryer provided

All rooms are equipped with double beds

Shared lounge, large & spacious kitchen & a nice fresh bathroom

Smart and friendly student property

Good standard of furnishing throughout

**Great Value - Double Rooms - Including Bills - Must View!!**

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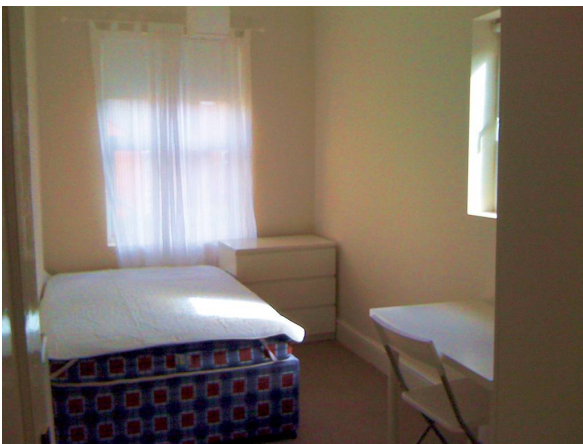


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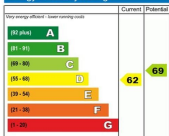
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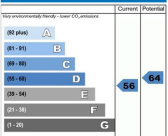
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**Energy Performance Certificate** 



**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.



**England & Wales** EU Directive 2002/91/EC


The environmental impact rating is a measure of a 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.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	300 kWh/m <sup>2</sup> per year	248 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.1 tonnes per year	3.4 tonnes per year
Lighting	£75 per year	£42 per year
Heating	£505 per year	£543 per year
Hot water	£116 per year	£97 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

 Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

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.

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