



Lenton

46 Arnesby Road, Lenton

Weekly Rental Of  
£120

0115 954 0454



**\*\*Student Accommodation 2017-2018\*\*** To Let to groups of 8 Students.  
42" TV included, Newly refurbished kitchens including washing machine, dryer, microwave and security alarm. Pleasant gardens and off street parking.



**Nottingham Office**  
139 Ilkeston Road  
Nottingham  
NG7 3HE

T: 0115 954 0454  
F: 0115 954 0455  
E: [nottingham@zebralets.co.uk](mailto:nottingham@zebralets.co.uk)

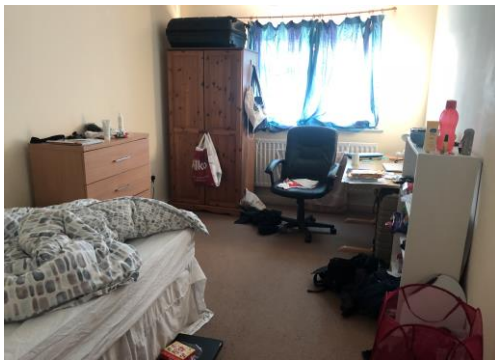
**Mansfield Office**  
65 West Gate  
Mansfield  
Nottinghamshire  
NG18 1RU

T: 01623 421 300  
F: 01623 421 115  
E: [mansfield@zebralets.co.uk](mailto:mansfield@zebralets.co.uk)



# ZEBRAlets

## Property Details



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property.



## Energy Performance Certificate

### Energy Performance Certificate

46, Arnesby Road, NOTTINGHAM, NG7 2EA

Dwelling type: Detached house  
 Date of assessment: 15 November 2015  
 Date of certificate: 18 November 2015

Reference number: 9558-2980-6239-5785-8914  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 170 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 6,873</b>
<b>Over 3 years you could save</b>	<b>£ 3,366</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 435 over 3 years	£ 252 over 3 years	
Heating	£ 6,018 over 3 years	£ 2,907 over 3 years	
Hot Water	£ 420 over 3 years	£ 348 over 3 years	
<b>Totals</b>	<b>£ 6,873</b>	<b>£ 3,507</b>	<b>You could save £ 3,366 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

#### Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
44	77

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).

#### 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 - £350	£ 492	
2 Cavity wall insulation	£500 - £1,500	£ 1,314	
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 339	

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.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



**Nottingham Office**  
 139 Ilkeston Road  
 Nottingham  
 NG7 3HE  
 T: 0115 954 0454  
 F: 0115 954 0455  
 E: [nottingham@zebralets.co.uk](mailto:nottingham@zebralets.co.uk)

**Mansfield Office**  
 65 West Gate  
 Mansfield  
 Nottinghamshire  
 NG18 1RU  
 T: 01623 421 300  
 F: 01623 421 115  
 E: [mansfield@zebralets.co.uk](mailto:mansfield@zebralets.co.uk)