

STUDENT HOUSES IN JESMOND



For houses that stand out
from the crowd



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Viewings call 0797 124 1919 or 0797 066 3548
www.studenthousesinjесmond.co.uk

12 Akenside Terrace – Jesmond – NE2 1TN



2 bedrooms



Available 1st July 2017 - £97.50 per week

**Free Wi-Fi Internet
No Agency Fees**

- 2 bed student house
- Both double bedrooms
- 12 month contract
- £97.50 per week

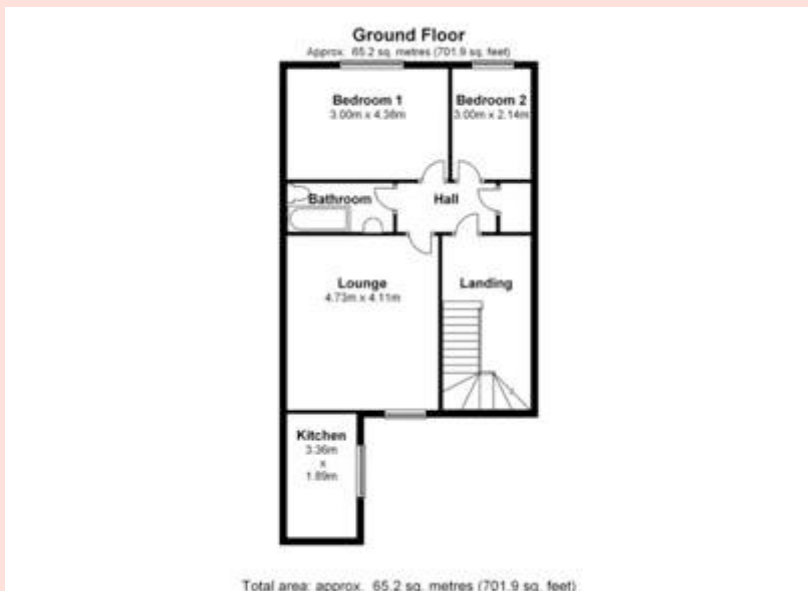
**42" Plasma TV
Low Deposit**

- Deposit fully protected
- All double glazed
- Weekly cleaner
- 24/7 maintenance

Map showing house location



Floorplan



Legal Documents

NAPIT Fire Detection and Alarm System HAD116791010
in Dwelling Certificate

Page 1 of 1

1 Details of the installation.

System type: **Wired Inning**
 Address: **12 Alton Avenue** Address: **Flat 10, Alton House**
 Telephone: **0191 230 120** Possible: **0191 230 120**

2 Details of the installation. The system is: New An alteration: **None**
 System grade: **System category: LT** Number of alarm zones: **1** Zone 1: **CO** 2: **Smoke**

3 Technical call points for fire detection:
 Landlord consent: Have detection sensors to activate heat alarm:
 Landlord consent: Carbon Monoxide: **Beacon** (beacon of alarm, control, test, battery warning and auxiliary functions)
 Critical alarm: Critical alarm: Latched fire alarm: Latched fire alarm: Latched fire alarm: Latched fire alarm:
 User instructions: User instructions: User instructions: User instructions:

4 Declaration of design, installation, inspection and testing

APPLIANCE GAS SAFETY RECORD

Landlord/Owner Gas Safety Record
 Details of the installation:
 Details of the contractor:
 Details of the installation:
 Details of the inspection and testing:
 Details of the remedial work:
 Details of the next inspection:
 Details of the next testing:
 Details of the next inspection and testing:
 Details of the next remedial work:
 Details of the next inspection and testing:
 Details of the next remedial work:

Fire safety

Energy Performance Certificate

SAP
Assessment of Energy Efficiency

Flat C, 12 Altonside Terrace, Newcastle Upon Tyne, NE2 1TN
 Reference number: 0223-2854-7334-0864-4031
 Dwelling type: **Mid-rise flat**
 Date of assessment: **14 July 2014**
 Type of assessment: **RoSAP, existing dwelling**
 Date of certificate: **14 July 2014**
 Total floor area: **58 m²**

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

Estimated energy costs of dwelling for 3 years: **£ 1,728**
Over 3 years you could save **£ 441**

Estimated energy costs of this home

Current costs	Potential costs	Potential future savings
Lighting £ 126 over 3 years	£ 126 over 3 years	£ 126 over 3 years
Heating £ 1,246 over 3 years	£ 900 over 3 years	£ 346 over 3 years
Hot Water £ 333 over 3 years	£ 281 over 3 years	£ 52 over 3 years
Totals £ 1,728	£ 1,387	£ 341

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 68).

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. Internal or external wall insulation	£4,000 - £14,000	£ 201	<input checked="" type="checkbox"/>
2. Replace boiler with new condensing boiler	£2,000 - £3,000	£ 240	<input checked="" type="checkbox"/>

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EPC

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Gas Safety

NAPIT Periodic Report on an existing Electrical Installation

Reference number: **HP1161790159**

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Electric Safety