

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

25 Queens Terrace – Jesmond – NE2 2PJ



7 bedrooms – 3 bathrooms



Available 1st July 2017 - £102.50 per week

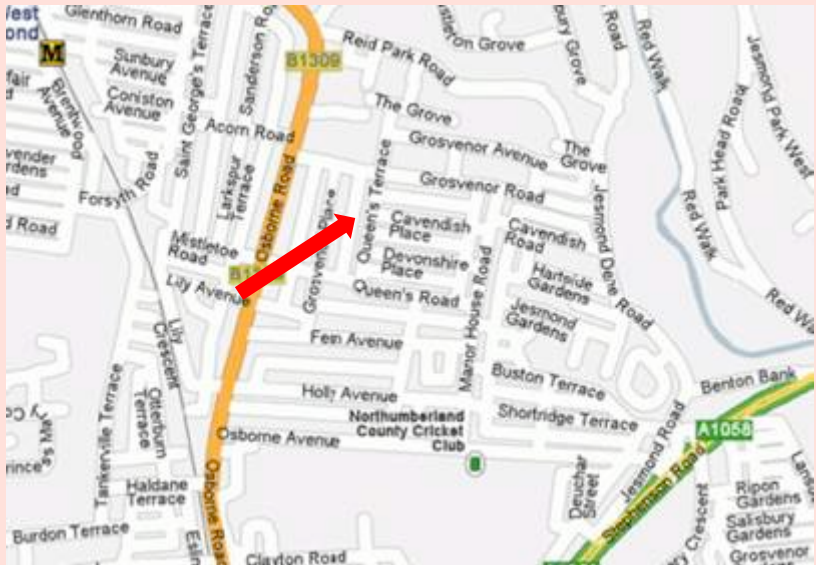
**Free Wi-Fi Internet
No Agency Fees**

- 7 bed student house
- All double bedrooms
- 12 month contract
- £102.50 per week

**42” Plasma TV
Low Deposit**

- Deposit fully protected
- Highly Efficient ‘C’ rated
- Weekly cleaner
- 24/7 maintenance

Map showing house location



Floorplan



Legal Documents



HMO Licence

Energy Performance Certificate

25, Queens Terrace, NEWCASTLE UPON TYNE, NE2 2PJ

Dwelling type: **Mid-terrace house** Reference number: **10385-1044-62-16-4194-0800**
 Date of assessment: **18 June 2014** Type of assessment: **RoSSAP, existing dwelling**
 Date of certificate: **18 June 2014** Total floor area: **183 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: £ 4,239

Over 3 years you could save £ 612

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 246 over 3 years	
Heating	£ 3,081 over 3 years	£ 3,089 over 3 years	
Hot Water	£ 372 over 3 years	£ 375 over 3 years	
Totals	£ 4,239	£ 4,227	You could save £ 612 over 3 years

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

Current	Potential
D	F

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. Interior or external wall insulation	£4,000 - £14,000	£ 612	Yes
2. Solar photovoltaic panels, 2.5 kWp	£9,000 - £15,000	£ 663	Yes

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/energy or call 0800 555 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run all no-up-front cost.

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EPC



Gas Safety



Electric Safety