

Student Accommodation

1 WOODSIDE COURT,
ABBOTS PARK,
CHESTER CH1 4BA



Contact:

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Overview of Accommodation

1 Woodside Court, Abbots Park is a privately managed student house in Chester. It is well presented and maintained and is conveniently located for Chester University .

The house comprises:

- a) 6 bedrooms
- b) 3 bathrooms with toilets
- c) Common kitchen
- d) Common Lounge / conservatory
- e) Common dining area
- f) Utility room

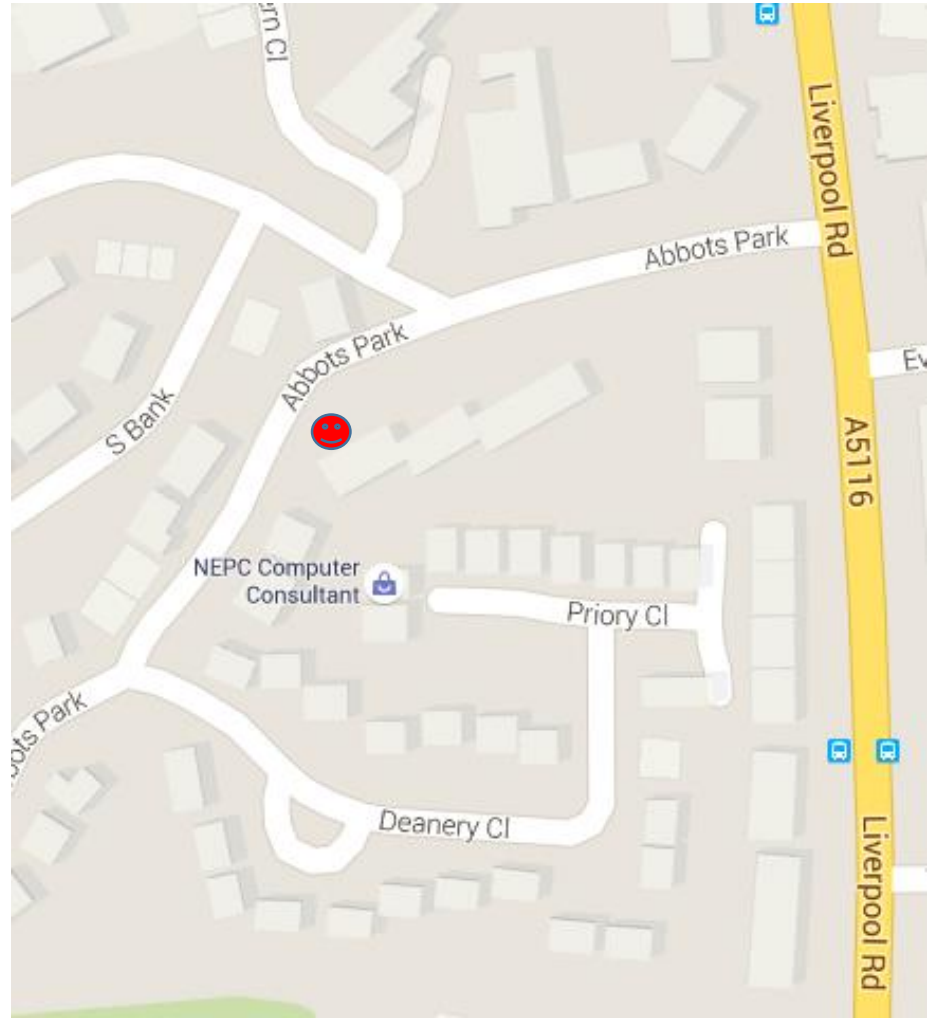
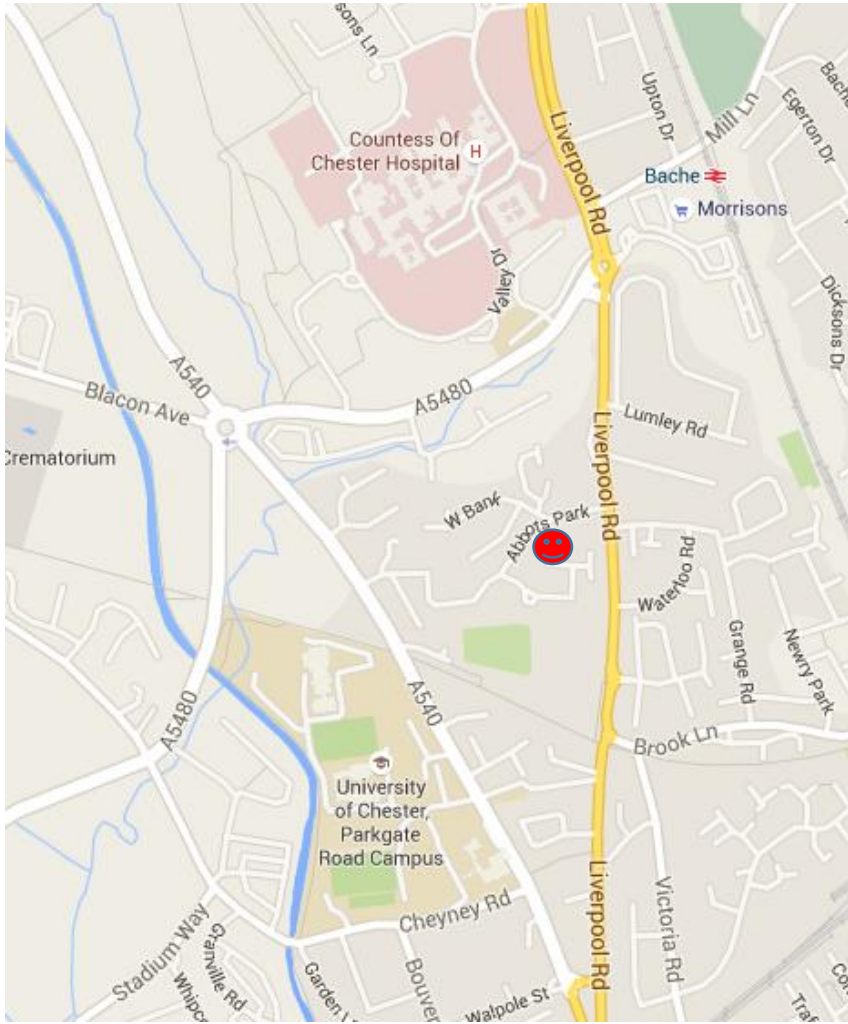
The house benefits from :

- a) Central heating, double glazing, fire alarm
- b) Refrigerator, Freezer, Microwave oven, crockery, cutlery, cookware
- c) Washing machine, Tumble dryer, Vacuum Cleaner, Toaster, Kettle
- d) Leather sofas, Flat screen television
- e) Beds, Desks, Wardrobes, Drawers, Chairs, Lamps

Additional services include:

- a) Wireless broadband
- b) All energy and services costs are included in the monthly rent

Directions



1 WOODSIDE COURT, ABBOTS PARK, CHESTER CH1 4BA



Room 1



Room 2



Shower Room



Room 3



Room 4



Room 5



Room 6

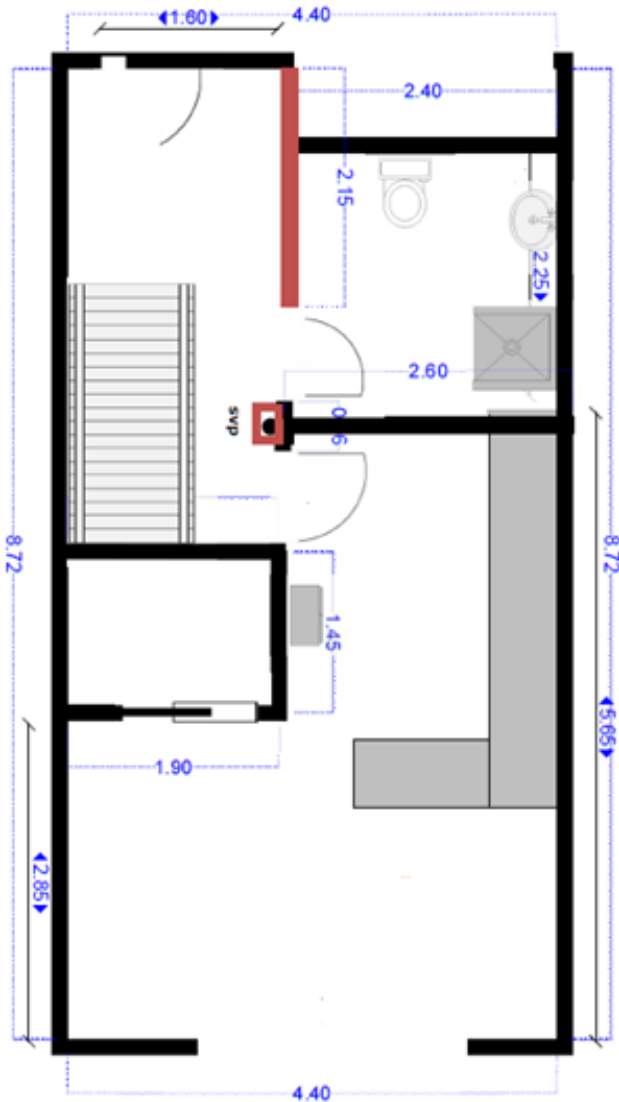


Shower Room

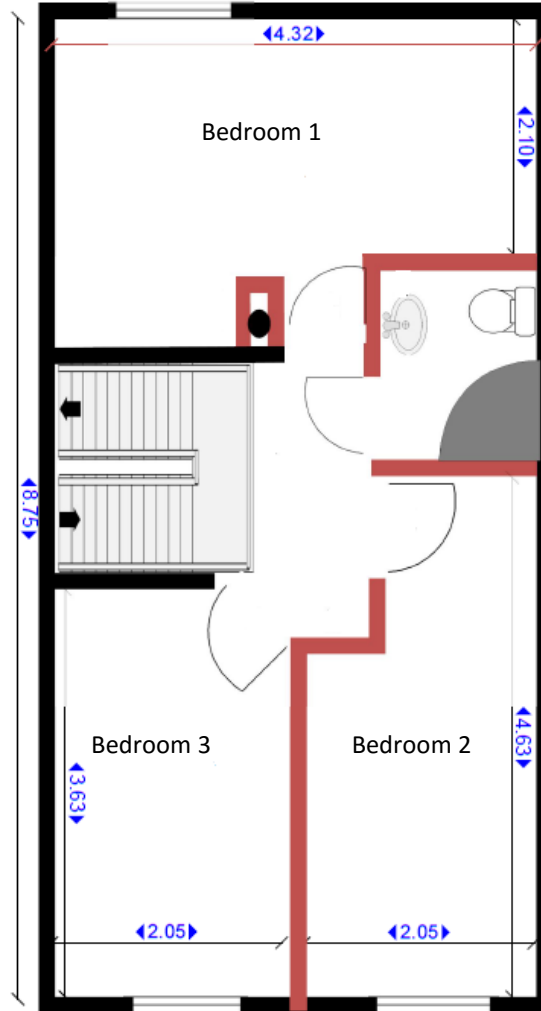


Floor Plan

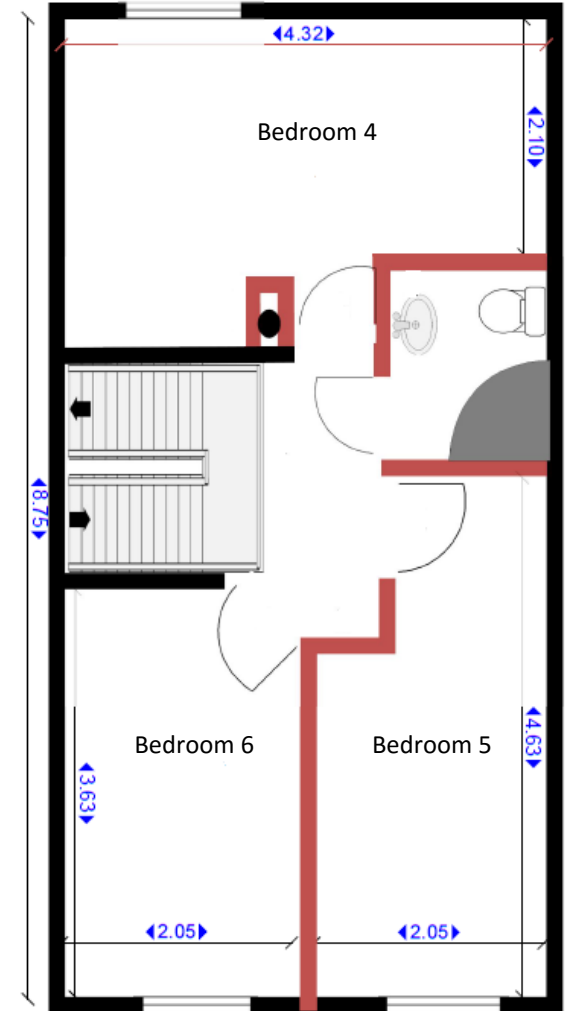
Ground Floor



1st Floor



2nd Floor



Room rates

Room	Room Rate including Energy and Services (Weekly)	Room Rate including Energy and Services (Monthly)
1	85.00	361.25
2	80.00	340.00
3	80.00	340.00
4	85.00	361.25
5	80.00	340.00
6	80.00	340.00

Notes:

1. Energy and services include Water, Electricity, Gas, Broadband, TV Licence
2. No Allowance has been made for council tax. This will be passed on to the tenants if applicable

Energy Performance Certificate

1, Woodside Court, Abbots Park, CHESTER, CH1 4BA

Dwelling type: end-terrace house Reference number: 0958-1028-6247-9516-0990
 Date of assessment: 05 March 2016 Type of assessment: ROBAP, existing dwelling
 Date of certificate: 05 March 2016 Total floor area: 105 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: £ 2,577

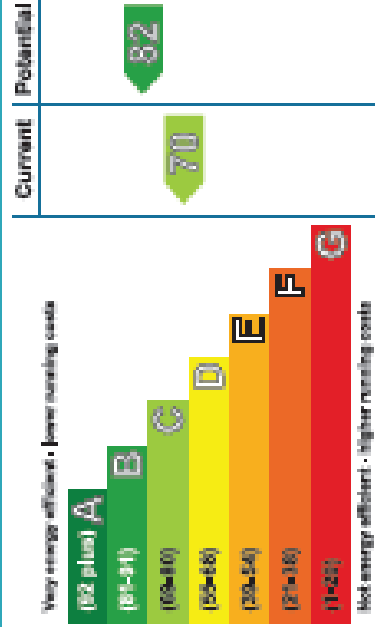
Over 3 years you could save £ 294

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 210 over 3 years	
Heating	£ 1,926 over 3 years	£ 1,842 over 3 years	
Hot Water	£ 342 over 3 years	£ 231 over 3 years	
Totals	£ 2,577	£ 2,288	

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





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 Floor insulation (solid floor)	£4,000 - £6,000	£ 99	
2 Low energy lighting for all fixed outlets	£40	£ 84	
3 Solar water heating	£4,000 - £6,000	£ 111	

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/gov/energy 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.