



## Property Description

AVAILABLE NOW - QUICK TRANSITION AVAILABLE FEES APPLY  
Berkley are proud to market a BRAND NEW ground floor 2 bedroom flat. This property consists of large lounge/diner, two double bedrooms and bathroom. At an additional £50/month this property includes washing machine, clothes dryer and fridge/freezer. Secure Parking included. Be the first tenants and enjoy a brand new property today! Call now on 0116 254 4755 to avoid disappointment.

The deposit required is £915

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		