



# Aberdeen Property Leasing

234 King Street First Floor Left Aberdeen AB24 5BW




Fully Refurbished Two Bedroomed first floor Flat in traditional tenement block offering bright and spacious accommodation that would ideally suit young professionals or students looking to be in a central location. The property benefits from a modern Electric heating system, Double Glazing and permit parking and offers excellent access to a range of

Available For Rent

Available: Immediately

**£600.00 Per Calender Month**

Fully Furnished



234 King Street First Floor Left Aberdeen AB24 5BW



**Lounge**



**Kitchen**



## 234 King Street First Floor Left Aberdeen AB24 5BW

Fully Refurbished Two Bedroomed first floor Flat in traditional tenement block offering bright and spacious accommodation that would ideally suit young professionals or students looking to be in a central location. The property benefits from a modern Electric heating system, Double Glazing and permit parking and offers excellent access to a range of amenities including local supermarkets, Aberdeen Sports Village, Aberdeen Beach and public transport at regular intervals of the day.

Accommodation: Hall with Oak Flooring , Lounge/Dining Room with Oak Flooring, Fully Fitted Modern Kitchen, 1 Double Bedroom with Fitted Storage and Oak Flooring, Small Double Bedroom with Fitted



***Kitchen (2)***



***Bedroom 1***

# Awaiting Photograph



All viewings are strictly by appointment or by e-mail.

Please be advised that any information supplied by the agent is given without any warranty and all negotiations are on a subject to contract basis until a tenancy agreement has been engrossed. Satisfactory references are always required before a tenancy agreement is signed. In addition to the rental and security deposit there is a charge for the tenancy agreement and an Inventory/Check-in procedure.

These particulars or any other media, printed or downloaded, do not form part of any contract and must not be relied upon. All measurements mentioned within the particulars are approximate and are given as a guide only.

## Aberdeen Property Leasing

Telephone: 01224 635355

Website: [www.primelet.com](http://www.primelet.com)

Email: [info@a-p-l.com](mailto:info@a-p-l.com)

We list our properties on all of the following leading web sites . . .



# Energy Performance Certificate


## Address of dwelling and other details

FLAT 1 234 KING STREET ABERDEEN AB24 5BU	Dwelling type: Name of approved organisation: Membership number: Date of certificate: Reference number: Total floor area: Main type of heating and fuel:	Mid-floor flat BRE Certification BREC000263 21 April 2009 0190-2032-0170-0201-1251 45 m <sup>2</sup> Boiler and radiators, electric
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## This dwelling's performance ratings

This dwelling has been assessed using the RdSAP 2005 methodology. Its 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. CO<sub>2</sub> is a greenhouse gas that contributes to climate change.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	25	25
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	46
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Approximate current energy use per square metre of floor area: 551 kWh/m<sup>2</sup> per year

Approximate CO<sub>2</sub> emissions: 83 kg/m<sup>2</sup> per year

## Cost effective improvements

Below is a list of lower cost measures that will raise the energy performance of the dwelling to the potential indicated in the tables above.

1 Low energy lighting for all fixed outlets

*A full energy report is attached to this certificate*



Information from this EPC may be given to Energy Saving Trust to provide advice to householders on financial help available to improve home energy efficiency.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk)