

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 **£600.00 Per Calender Month** Fully Furnished

Available: Immediately



234 King Street First Floor Left Aberdeen AB24 5BW





Lounge



Kitchen

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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



7

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 proceed

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

Email: 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	Dwelling type:	Mid-floor flat
ABERDEEN	Name of approved organisation: BRE Certification	
AB24 5BU	Membership number:	BREC000263
	Date of certificate:	21 April 2009
	Reference number:	0190-2032-0170-0201-1251
	Total floor area:	45 m²
	Main type of heating and fuel:	Boiler and radiators, electric

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_2) emissions. CO_2 is a greenhouse gas that contributes to climate change.

(92 plus)

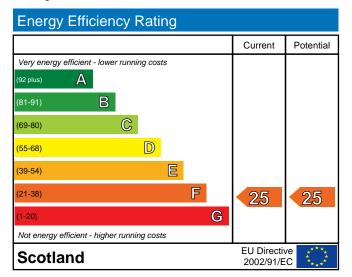
(81-91)

(69-80)

(55-68)

(39-54)

Scotland



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_2) emissions. The higher the rating the less impact it has on the environment.

Environmental Impact (CO₂) Rating

D

E

Very environmentally friendly - lower CO2 emissions

B

Not environmentally friendly - higher CO2 emissions

A

Current

46

FU Directive

2002/91/EC

G

Potential

46

Approximate current energy use per square metre of floor area: 551 kWh/m² per year

Approximate CO₂ emissions: 83 kg/m² 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