



# Aberdeen Property Leasing



38a St Peter Street Aberdeen AB24 3HU



Self contained lower studio flat

Open plan lounge/kitchen/bedroom, Shower Room

GCH, DG, FULLY FURNISHED. Council tax band A 339726/100/11121

Available For Rent

Available: 16/05/2019

**£450.00 Per Calender Month**

**Fully Furnished**



38a St Peter Street Aberdeen AB24 3HU



*Front Door*



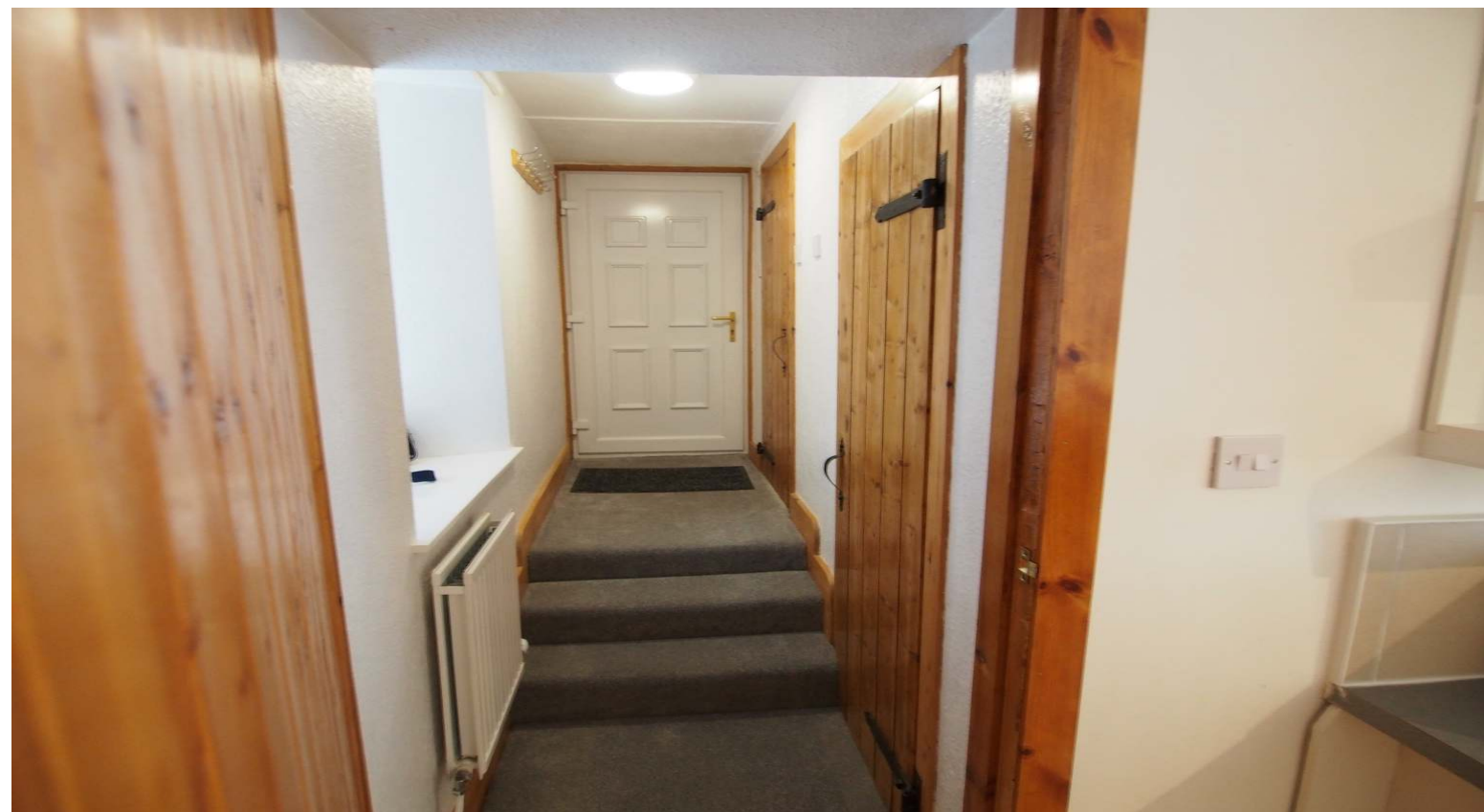
*Hallway*

## 38a St Peter Street Aberdeen AB24 3HU

Self contained lower studio flat within walking distance of city centre and offering public transport at regular intervals to all parts of the city.

Accommodation:  
Open plan lounge/kitchen/bedroom, Shower Room

Features:  
GCH, DG 339726/100/11121



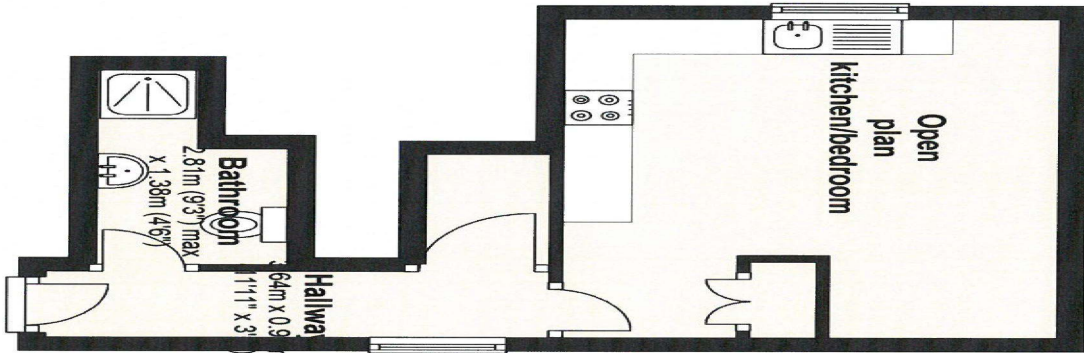
*Hallway*



*Open Plan Kichen / Bedroom*

## Ground Floor

Approx. 24.6 sq. metres (265.0 sq. feet)



Total area: approx. 24.6 sq. metres (265.0 sq. feet)

The above particulars are for guidance only, no liability for any errors or omissions will be accepted by Aberdeen Property Leasing Ltd  
Plan produced using PlanUp.

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(56-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(56-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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

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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 (EPC)



38a St Peter Street, Aberdeen, AB24 3HU

**Dwelling type:** Basement flat  
**Date of assessment:** 01 August 2014  
**Date of certificate:** 01 August 2014  
**Total floor area:** 27 m<sup>2</sup>

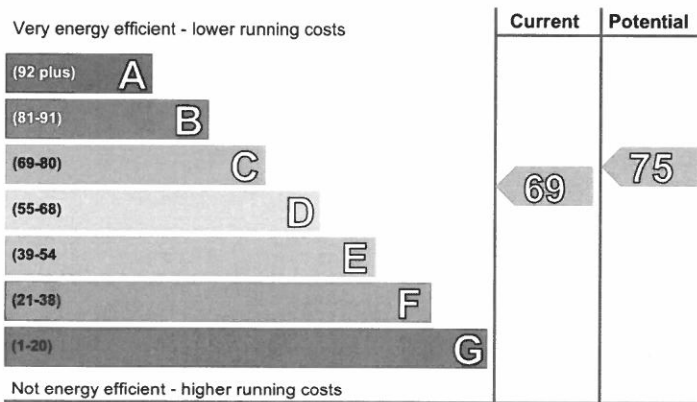
**Reference number:** 0696-1024-5208-7554-4900  
**Type of assessment:** RdSAP, existing dwelling  
**Primary Energy Indicator:** 291 kWh/m<sup>2</sup>/year  
**Main heating and fuel:** Boiler and radiators, mains gas

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO<sub>2</sub> emissions by improving your home

Estimated energy costs for your home for 3 years*	£1,314	See your recommendations report for more information
Over 3 years you could save*	£255	

\* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

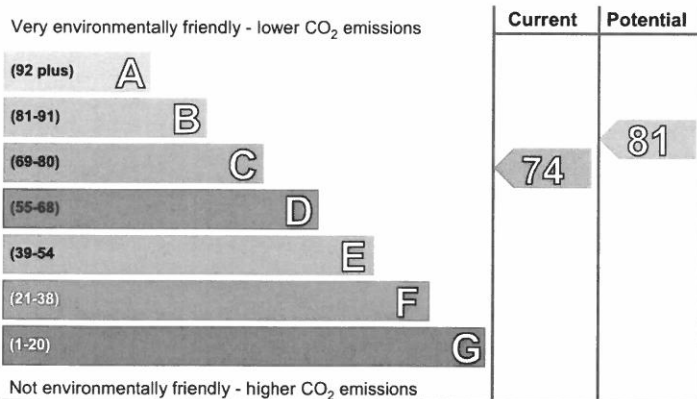


## Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band C (69)**. The average rating for a home in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



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

This graph shows the effect of your home 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.


Your current rating is **band C (74)**. The average rating for a home in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

## 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 Internal or external wall insulation	£4,000 - £14,000	£129	✓
2 Floor insulation	£800 - £1,200	£126	✓

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.



The Green Deal may allow you to make your home warmer and cheaper to run at no up-front capital cost. See your recommendations report for more details.

**THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE**