



# Aberdeen Property Leasing



116 Bon Accord Street Ground Right Aberdeen AB11 6TS



Ground Floor Studio flat in traditional tenement block set in the popular Ferryhill area that benefits from Gas Central Heating, Double Glazing and on street permit parking. The property offers excellent access to the city centre and local amenities including local shops, Union Square Shopping centre and local bus and train stations. 06119/100/16370

Available For Rent

Available: 19/07/2023

**£350.00 Per Calender Month**

Fully Furnished



116 Bon Accord Street Ground Right Aberdeen AB11 6TS



***Bedroom***



***Kitchen (1)***

# 116 Bon Accord Street Ground Right Aberdeen AB11 6TS

Ground Floor Studio flat in traditional tenement block set in the popular Ferryhill area that benefits from Gas Central Heating, Double Glazing and on street permit parking. The property offers an excellent access to the city centre and local amenities including local shops, Union Square Shopping centre and local bus and train stations.

Accommodation Comprises:

Hall, Lounge/Bedroom, Dining Kitchen, Bathroom with Shower over Bath.

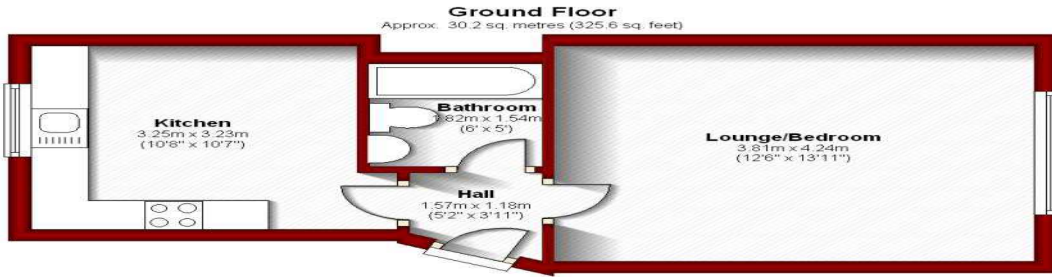


***Kitchen alt***



***Bathroom***

**116 Bon Accord Street  
Ground Right  
Aberdeen**



Total area: approx. 30.2 sq. metres (325.6 sq. feet)

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



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

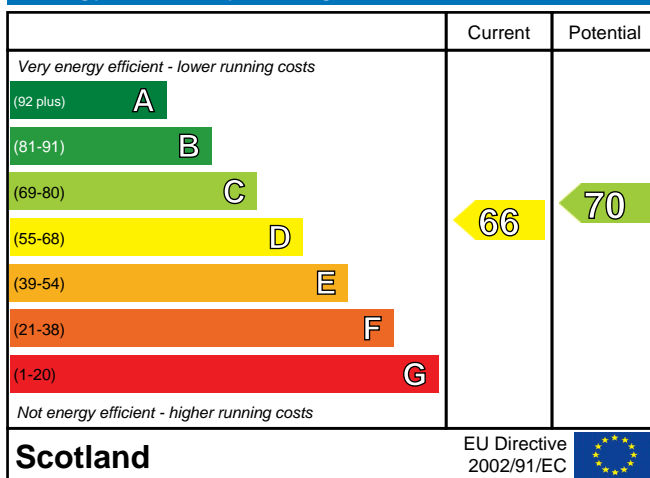
## Address of dwelling and other details

FLAT 1 116 BON-ACCORD STREET ABERDEEN AB11 6TS	Dwelling type: Name of approved organisation: Membership number: Date of certificate: Reference number: Total floor area: Main type of heating and fuel:	Ground-floor flat BRE Certification BREC000263 28 April 2009 4300-1317-0520-2100-1713 32 m <sup>2</sup> Boiler and radiators, mains gas
---	--	---

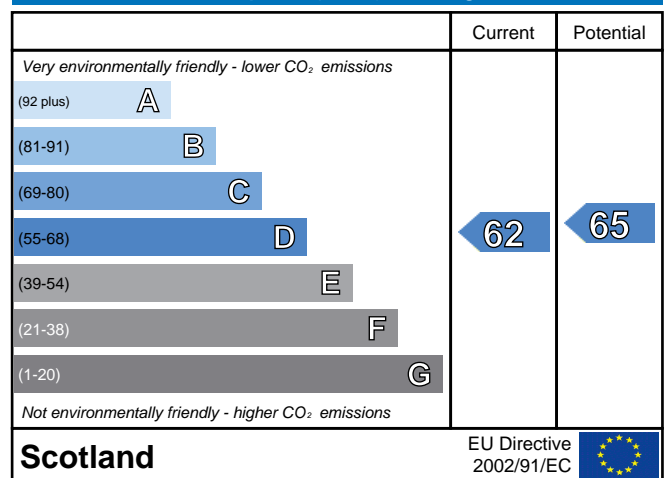
## This dwelling's performance ratings

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



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



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: 413 kWh/m<sup>2</sup> per year

Approximate CO<sub>2</sub> emissions: 69 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. Higher cost measures could also be considered and these are recommended in the attached energy report.

- 1 Low energy lighting for all fixed outlets
- 2 Upgrade heating controls

*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)