

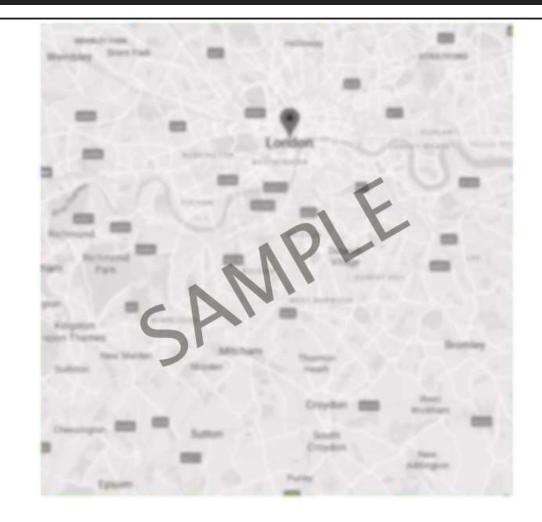


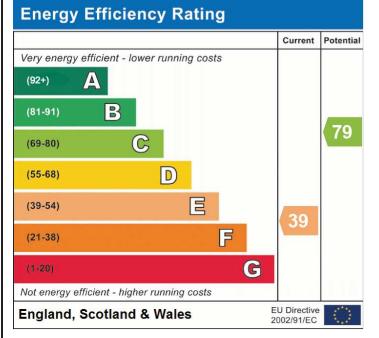
LETTING

CENTRE

CARLISLE

Looking for a spacious property in the city centre of Carlisle? Then look no further, we are thrilled to have this well-presented, unique apartment available to rent to some lucky new tenants. The property is being offered on a unfurnished basis and is available for occupation now. The property is presented in great condition and boasts large rooms, beautiful high ceilings, clean and fresh décor and is spread over 2 floors giving a real spacious feel throughout. This amazing property has been recently refurbished, including communal areas and new carpets throughout. The property is in a prime location within walking distance of the city centre and has great access to various road links out of the city,







Address: Hartington Place, Carlisle, CA1

Energy performance certificate (EPC)			
1b Hartington Place CARLISLE	Energy rating	Valid until:	21 June 2033
CA1 1HL		Certificate number:	0320-2818-8260-2707-4741
Property type	Top-floor maisonette		
Total floor area	71 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlordguidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	Α		
81-91	В		
69-80	С		79 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Timber frame, with additional insulation	Good
Roof	Pitched, 270 mm loft insulation	Good
Roof	Roof room(s), limited insulation	Average
Window	Partial double glazing	Poor
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 64% of fixed outlets	Good
Floor	(another dwelling below)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 409 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Storage heater or dual immersion, and single electric meter A dual rate appliance(s) is present with a single-rate supply. A single-rate appliance has been used for the assessment. Changing the electricity tariff to an off-peak (dual rate) supply is likely to reduce fuel costs and improve the energy rating.

How this affects your energy bills

An average household would need to spend **£3,460 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £2,508 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 7,011 kWh per year for heating
- 1,938 kWh per year for hot water

Impact on the envir	ronment	This property produces	4.9 tonnes of CO2
This property's environmental impact rating is E. It has the potential to be D.		This property's potential production2.9 tonnes of CO2	
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based on assumptions about average occupancy and energy use.	
An average household produces	6 tonnes of CO2	People living at the property may use diff amounts of energy.	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£628
2. Internal or external wall insulation	£4,000 - £14,000	£543
3. High heat retention storage heaters	£1,200 - £1,800	£1,216
4. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£121

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Geoffrey Wilson
Telephone	016977 46325
Email	homeepc@yahoo.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/008946
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	8 June 2023
Date of certificate	22 June 2023
Type of assessment	RdSAP