

#### **Property Description**

A two bedroom, first-floor apartment close to Carlisle city centre with a variety of amenities within short walking distance including shops, food outlets, and leisure facilities. The double glazed and gas central heated accommodation briefly comprises: Entrance Hall, spacious open plan dining/lounge/kitchen, bathroom, double bedroom and single bedroom. The flat also benefits from a secure entry telephone system, lift access and allocated parking space.

Council Tax Band 'B'. EPC Rating 'C'

🏪 1 🚝 2 🛒 1





Energy performance certificate (EPC)			
FLAT 4 GROSVENOR HOUSE WARWICK SQUARE CARLISLE CA1 1LB	Energy rating	Valid until:	11 May 2031
		Certificate number:	2600-8292-0922-7095-3593
Property type	Mid-floor flat		
Total floor area	6	3 square metres	

# Rules on letting this property

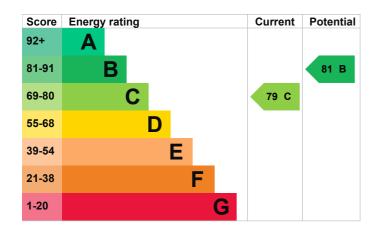
Properties can be let if they have an energy rating from A to E.

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

## **Energy rating and score**

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

See how to improve this property's energy efficiency.



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	Cavity wall, as built, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, electric	N/A

#### Primary energy use

The primary energy use for this property per year is 128 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£413 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 £28 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 2,053 kWh per year for heating
- 1,904 kWh per year for hot water

## Impact on the environment

t	This property produces	1.4 tonnes of CO2	
t rating is B. It	This property's potential production	1.3 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.	
	These ratings are based on a average occupancy and ener	rgy use. People living at	
6 tonnes of CO2	the property may use different amounts of ene		
	t rating is B. It to G (worst) on y produce each	t rating is B. It to G (worst) on y produce each This property's potential production You could improve this proper making the suggested chang protect the environment. These ratings are based on a average occupancy and energy the property may use different	

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Condensing boiler	£2,200 - £3,000	£28

#### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

## Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

• Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

# 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	Thomas Barnett
Telephone	01524 220013
Email	energy@etsos.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/006826	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	

### About this assessment

Assessor's declaration	No related party	
Date of assessment	11 May 2021	
Date of certificate	12 May 2021	
Type of assessment	RdSAP	