



**Property Description:** A modern, two bedroom, ground floor apartment in a sought after location to the north of Carlisle, conveniently situated in a quiet residential development close to M6 Junction 44 and the A689 bypass. There is a regular bus service and other amenities within walking distance including a Post Office, Supermarkets, Health Club and Local Pubs. The property briefly comprises: Entrance Hall with walk-in storage cupboard, Living Room with patio doors, fitted Kitchen including fridge/freezer, washing machine and dishwasher. Two double bedrooms (one with en-suite), bathroom featuring bath with shower over. Combi Boiler Gas Central Heating. Dedicated car parking space. Communal Gardens, 1 Pet Considered. Council Tax Band 'B'.



# Energy performance certificate (EPC)

Apartment 7  
The Grange  
Newfield Drive  
CARLISLE  
CA3 0FD

Energy rating

**B**

Valid until: **23 August 2031**

Certificate number: **0001-2574-2080-2829-3085**

Property type

Ground-floor flat

Total floor area

57 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)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	81   B	81   B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property’s age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 92% of fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 117 kilowatt hours per square metre (kWh/m2).

<b>Environmental impact of this property</b>	This property produces	1.2 tonnes of CO2
This property’s current environmental impact rating is B. It has the potential to be B.	This property’s potential production	1.2 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.	By making the <a href="#">recommended changes</a> , you could reduce this property’s CO2 emissions by 0.0 tonnes per year. This will help to protect the environment.	
Properties with an A rating produce less CO2 than G rated properties.	Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.	
An average household produces	6 tonnes of CO2	

## Improve this property's energy performance

The assessor did not make any recommendations for this property.

[Simple Energy Advice has guidance on improving a property's energy use.](https://www.simpleenergyadvice.org.uk/)  
(<https://www.simpleenergyadvice.org.uk/>)

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### Paying for energy improvements

[Find energy grants and ways to save energy in your home.](https://www.gov.uk/improve-energy-efficiency) (<https://www.gov.uk/improve-energy-efficiency>)

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### Estimated energy use and potential savings

Estimated yearly energy cost for this property	£344
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Potential saving	£0
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#)

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(<https://www.simpleenergyadvice.org.uk/>).

### Heating use in this property

Heating a property usually makes up the majority of energy costs.

### Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	1877 kWh per year
Water heating	1809 kWh per year

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### Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	David Barlow
Telephone	07938136836
Email	<a href="mailto:dave@barlow.energy">dave@barlow.energy</a>

### Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO036055
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### Assessment details

Assessor's declaration	No related party
Date of assessment	24 August 2021
Date of certificate	24 August 2021
Type of assessment	<a href="#">RdSAP</a>

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