



£750 pcm

Dock Street, Queens Court, HU1

Bedrooms : 2

Bathrooms : 2

Reception Rooms : 1

MRC Estate & Letting Agents
2-4 Baker Street, Hull HU2 8HP
info@mrc-property.co.uk | 01482348080
Website: mrc-property.co.uk

 **MRC** Estate &
Letting Agents

Discover the epitome of modern urban living in this exquisite 2-bedroom 2-bathroom apartment situated in the highly coveted BBC building at the heart of the City Centre, offering stunning views of Queens Gardens.

Positioned in Hull City Centre, this apartment offers not only stunning views of Queens Gardens but also easy access to an array of restaurants, shops, entertainment venues, and cultural attractions. The convenience of city centre living is at your doorstep, and excellent transportation links make exploring Hull and beyond a breeze.

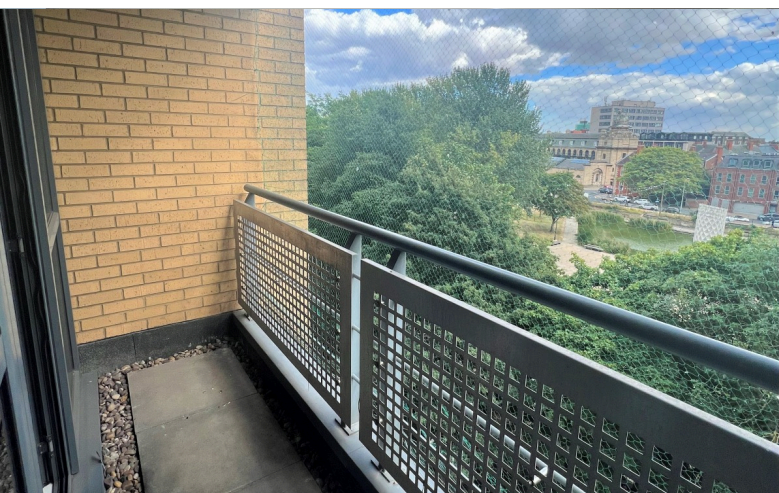
As you step into the apartment, you are greeted with a spacious hallway with generous storage. The open-plan lounge, kitchen and dining area is the heart of the home, with double doors opening onto the front-facing balcony, offering stunning views of the picturesque Queens Gardens.

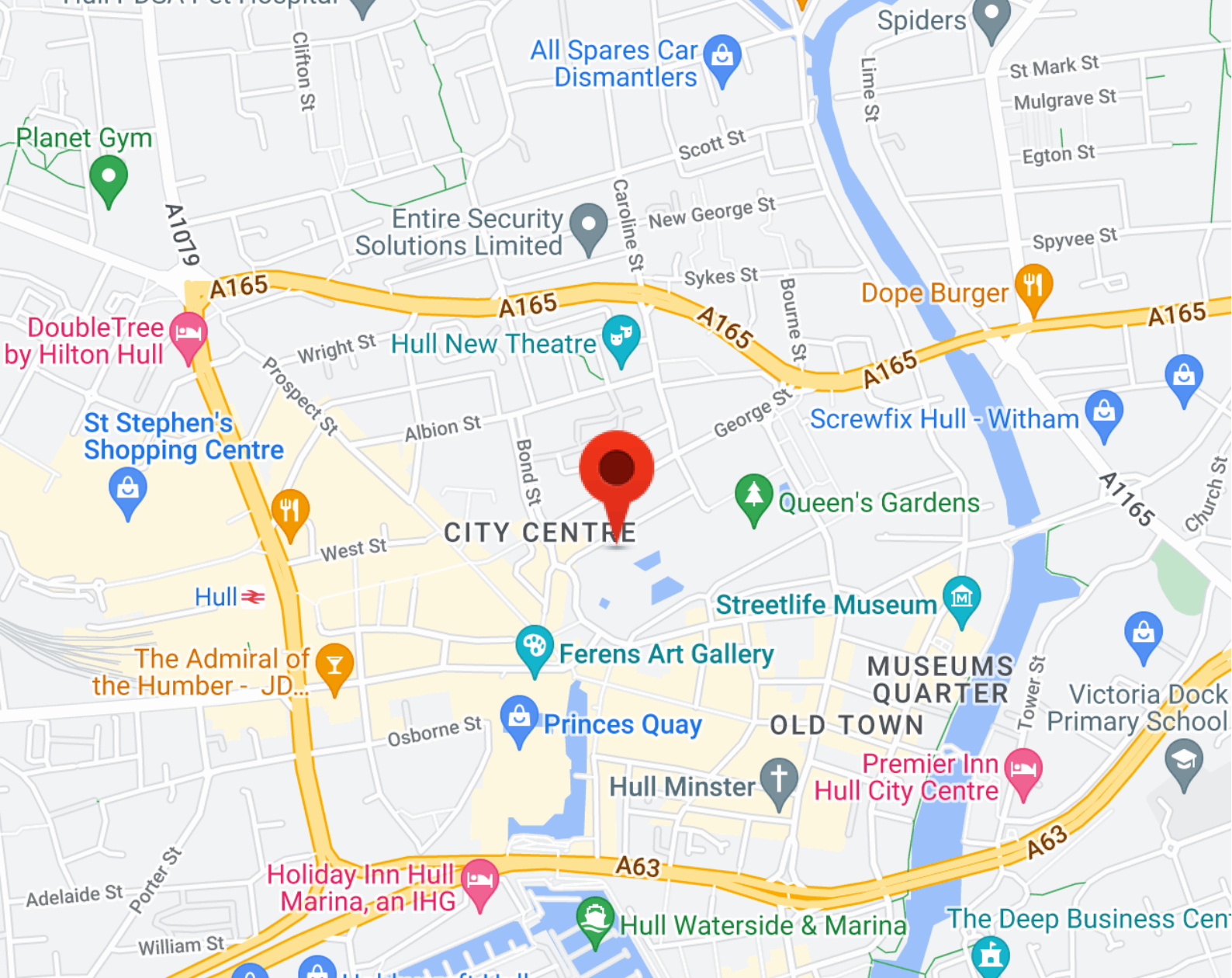
This apartment boasts two generously sized double bedrooms, each providing ample space for relaxation and rest. The master bedroom has the added luxury of a private en-suite bathroom, whilst the main bathroom ensures convenience for residents and guests alike.

The fully fitted kitchen comes equipped with integrated appliances, making meal preparation a breeze.

The property benefits from a private parking space, located conveniently immediately next to the secure building entrance.

Available mid October, contact us today to register your details!





Energy performance certificate (EPC)

Apartment 56 Queens Court
55, Queens Dock Avenue
HULL
HU1 3DR

Energy rating

B

Valid until

11 October 2029

Certificate number

8699-4196-3729-2297-0013

Property type

Mid-floor flat

Total floor area

81 square metres

Rules on letting this property

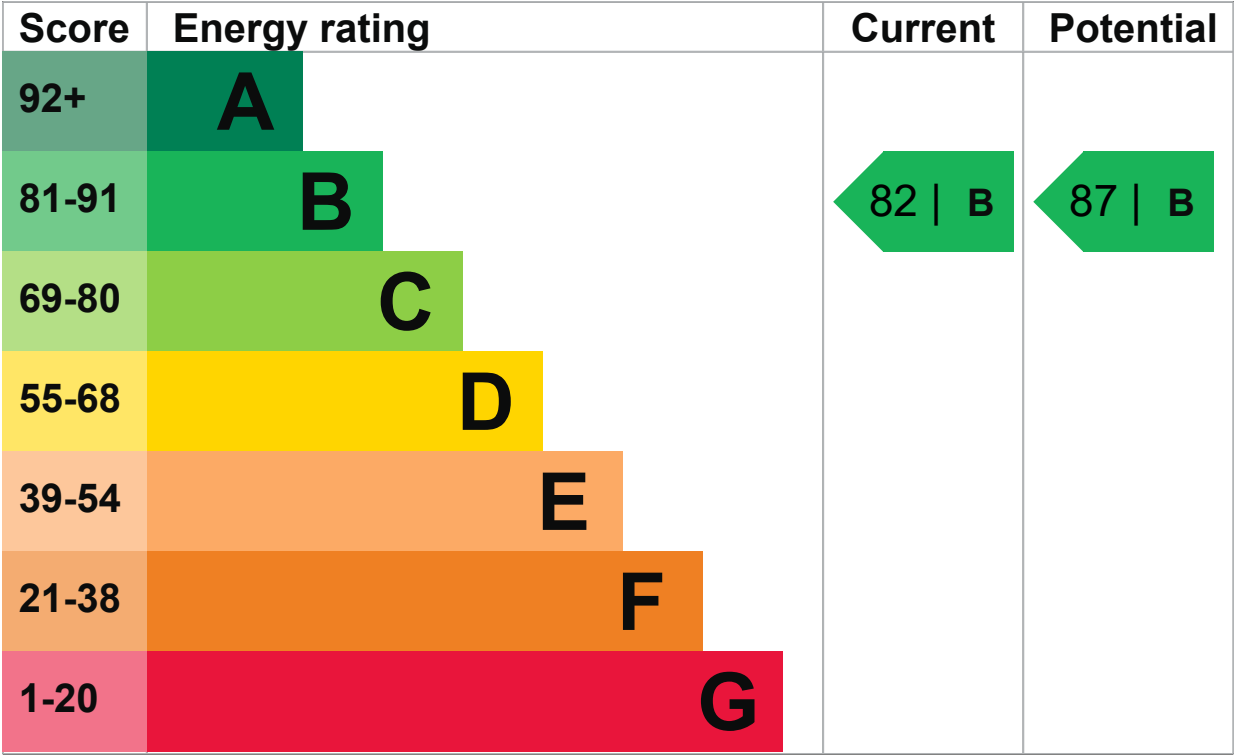
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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

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	Room heaters, electric	Very poor

Feature	Description	Rating
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in 14% of fixed outlets	Poor
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 140 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces

6 tonnes of CO₂

This property produces

1.9 tonnes of CO₂

This property's potential production

1.8 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.1 tonnes per year. This will help to protect the environment.

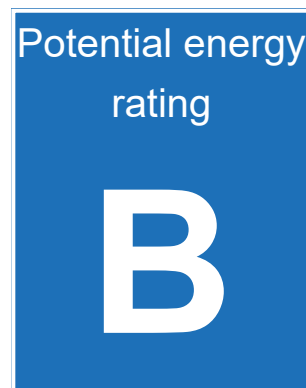
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from B (82) to B (87).

► [What is an energy rating?](#)



Recommendation 1: Low energy lighting

Low energy lighting

Typical installation cost

£60

Typical yearly saving

£40

Potential rating after carrying out recommendation 1

84 | B

Recommendation 2: High heat retention storage heaters

High heat retention storage heaters

Typical installation cost

£1,200 - £1,800

Typical yearly saving

£83

Potential rating after carrying out recommendations 1 and 2

87 | B

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)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£486

Potential saving

£123

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 estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](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

Space heating

868 kWh per year

Water heating

2125 kWh per year

Potential energy savings by installing insulation

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

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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

Andrew Wheeldon

Telephone

07713 329183

Email

awheeldon@awheeldon.karoo.co.uk

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/008821

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

11 October 2019

Date of certificate

12 October 2019

Type of assessment

► [RdSAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.