



Umbrella  
Homes

£2,500 pcm  
Marlborough Road,

 5  
Bedrooms

 2  
Bathrooms



**£2,500 pcm**  
**Marlborough Road,**

This modern five-bedroom property is ideally located on Marlborough Road, Cathays within walking distance of Cardiff University, City centre, and local amenities and bus routes, making the property ideal for students or professionals.

The property is split over 2 floors, comprising of spacious open plan kitchen and living area, five double bedrooms fully furnished with bed, desk and wardrobes, a fully tiled bathroom, with bath and shower facilities and a second separate WC.

To arrange a viewing please contact The Umbrella Homes on 02920230338

EPC:C

**Holding Deposit £570.00**

**Security Deposit - £2500.00**

*A holding fee equivalent to one weeks` rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. The referencing process and occupational contract must be completed and signed within 14 days following the payment.*

*The Umbrella Homes reserves the right to retain this payment should the applicant provide false or misleading information at the time of applying for the Tenancy or failed to take reasonable steps to enter into the agreement.*



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Marlborough Road,



# Energy performance certificate (EPC)

|  |                           |  |
|--|---------------------------|--|
| Flat 3<br>27 Marlborough Road<br>CARDIFF<br>CF23 5BT | Energy rating<br><b>C</b> | Valid until:<br><b>8 July 2029</b>                     |
|  |                           | Certificate number:<br><b>8271-6323-6120-1191-3902</b> |

|                  |                  |
|------------------|------------------|
| Property type    | Top-floor flat   |
| Total floor area | 96 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 rating and score

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

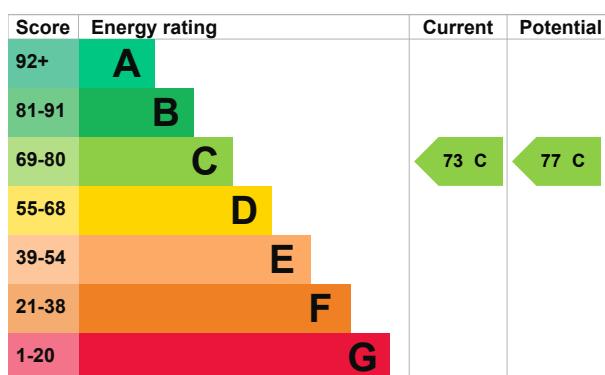
[See how to improve this property's energy efficiency.](#)

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                 | Sandstone or limestone, as built, no insulation (assumed) | Very poor |
| Roof                 | Pitched, no insulation                                    | Very poor |
| Roof                 | Roof room(s), insulated (assumed)                         | Good      |
| Window               | Mostly double glazing                                     | Average   |
| Main heating         | Boiler and radiators, mains gas                           | Good      |
| Main heating control | TRVs and bypass   | Average   |
| Hot water            | From main system  | Good      |
| Lighting             | Low energy lighting in all fixed outlets                  | Very good |
| Floor                | (another dwelling below)                                  | N/A       |
| Secondary heating    | None  | N/A       |

### Primary energy use

The primary energy use for this property per year is 167 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Stone walls present, not insulated

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## How this affects your energy bills

An average household would need to spend **£654 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 £118 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Heating this property

Estimated energy needed in this property is:

- 6,995 kWh per year for heating
- 2,219 kWh per year for hot water

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### Impact on the environment

This property's environmental impact rating is C. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

|                                      |                               |
|--------------------------------------|-------------------------------|
| This property produces               | 2.8 tonnes of CO <sub>2</sub> |
| This property's potential production | 2.2 tonnes of CO <sub>2</sub> |

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

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### Changes you could make

| Step                                    | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Increase loft insulation to 270 mm   | £100 - £350               | £63                   |
| 2. Internal or external wall insulation | £4,000 - £14,000          | £56                   |

### Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](https://www.gov.uk/apply-boiler-upgrade-scheme) (<https://www.gov.uk/apply-boiler-upgrade-scheme>). 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](https://www.gov.uk/improve-energy-efficiency)

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## 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 | Anthony Gee  |
| Telephone       | 07868756479  |
| Email           | <a href="mailto:promptenergyassessors@yahoo.co.uk">promptenergyassessors@yahoo.co.uk</a> |

### Contacting the accreditation scheme

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

|                      |  |
|----------------------|--|
| Accreditation scheme | Stroma Certification Ltd   |
| Assessor's ID        | STRO000271   |
| Telephone            | 0330 124 9660  |
| Email                | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |

### About this assessment

|                        |                       |
|------------------------|-----------------------|
| Assessor's declaration | No related party      |
| Date of assessment     | 9 July 2019           |
| Date of certificate    | 9 July 2019           |
| Type of assessment     | <a href="#">RdSAP</a> |