















We are pleased to present this charming studio flat on Harcourt Road, offering a well-designed layout and excellent local amenities nearby. Spacious living/bedroom area Modern fitted kitchen Private entrance with direct access Off-street parking Available now Gas central heating

**Neutral decor** 

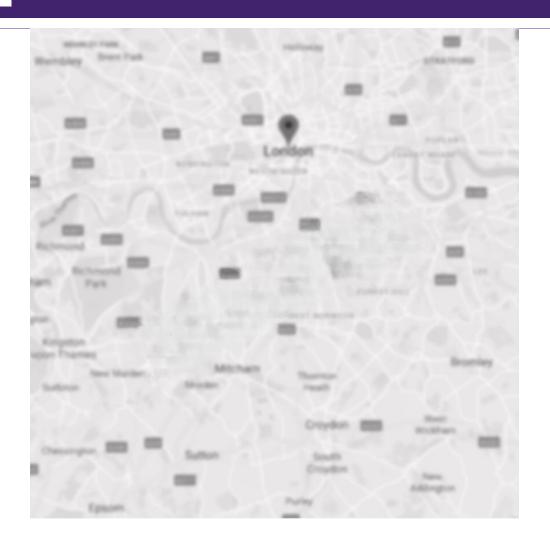
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Spacious living/bedroom area
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Private entrance with direct access

- Off-street parking
- Gas central heating
- Neutral decor

### Local Area:

Situated in the popular SO18 postcode, Harcourt Road benefits from easy access to a wide range of local shops, supermarkets, cafés, and takeaways. The property is well-connected for transport, with nearby bus routes into Southampton city centre and quick access to the M27 for commuting further afield. Riverside Park and Bitterne Village, with its selection of shops and amenities, are also just a short distance away.

















# **Energy performance certificate (EPC)**

Flat 1 11, Harcourt Road SOUTHAMPTON SO18 1GN Energy rating

Valid until: 18 March 2028

Certificate number:

0256-2861-7876-9998-1455

Property type

Ground-floor flat

Total floor area

22 square metres

# Rules on letting this property

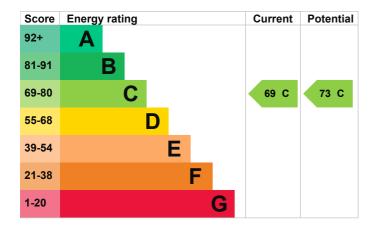
Properties can be let if they have an energy rating from A to E.

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 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	Cavity wall, as built, no insulation (assumed)	Poor	
Wall	Solid brick, as built, no insulation (assumed)	Poor	
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	Suspended, no insulation (assumed)	N/A	
Secondary heating	None	N/A	

### Primary energy use

The primary energy use for this property per year is 314 kilowatt hours per square metre (kWh/m2).

### **Additional information**

Additional information about this property:

· Cavity fill is recommended

# How this affects your energy bills

An average household would need to spend £335 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 £53 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 3,091 kWh per year for heating
- 1,390 kWh per year for hot water

# 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 (CO2) they produce each year. This property produces 1.2 tonnes of CO2 This property's potential production 1.0 tonnes of CO2 You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

### **Carbon emissions**

An average household produces

6 tonnes of CO2

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

# Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£27
2. Floor insulation (suspended floor)	£800 - £1,200	£26

### 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	Stephen O'Bee
Telephone	01725 476115
Email	wessex4epc@sky.com

# **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/002524
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment	
Assessor's declaration	No related party
Date of assessment	19 March 2018
Date of certificate	19 March 2018
Type of assessment	RdSAP