

Energy performance certificate (EPC)

46 Mount Ephraim
ROYAL TUNBRIDGE WELLS
TN4 8AU

Energy rating

E

Valid until: **18 February 2034**

Certificate number: **7021-9826-0636-2009-0413**

Property type	Retail/Financial and Professional Services
Total floor area	171 square metres

Rules on letting this property

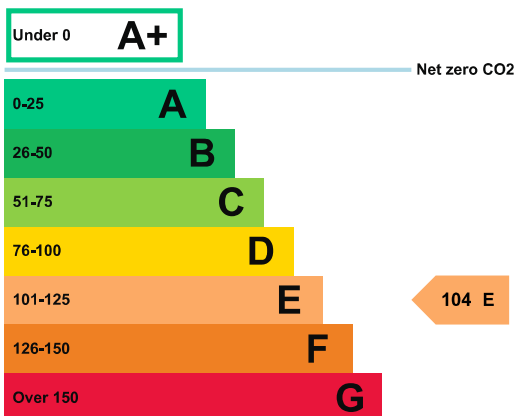
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

14 A

If typical of the existing stock

58 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	12.88
Primary energy use (kWh/m ² per year)	95

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0927-0200-9404-6261-8614\)](/energy-certificate/0927-0200-9404-6261-8614).

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	S. Cappuccini
Telephone	01892 300 450
Email	stefano.cappuccini@greenfishconsulting.com

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID300156
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	GreenFish (JCML)
Employer address	G5 Basepoint Business Centre, Pine Grove, Crowborough TN6 1DH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 February 2024
Date of certificate	19 February 2024
