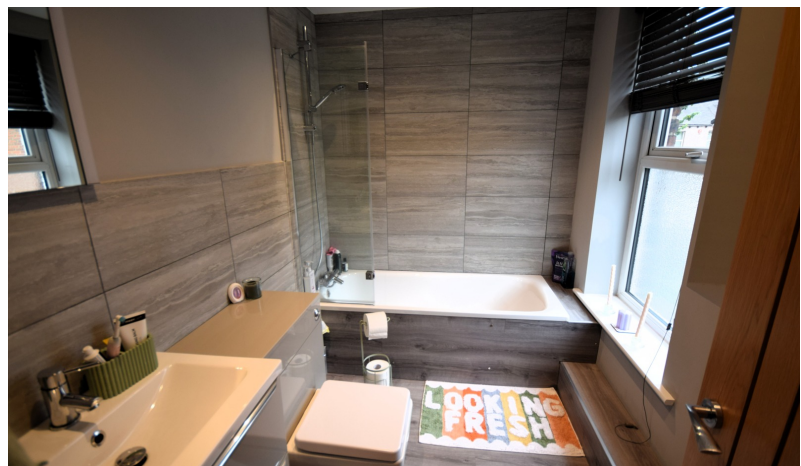




Property Description: Located in Carlisle, this contemporary first-floor flat off Milbourne Street presents shared accommodation across a comfortable living space with modern amenities. The open-plan lounge seamlessly connects to the kitchen which has a breakfast bar, creating a spacious and functional living area. The kitchen is equipped with a fridge freezer, washing machine, and oven/hob, catering to everyday needs. Full double glazing ensures energy efficiency and warmth throughout the year. The flat is furnished, offering convenience and comfort, and includes wireless internet and a TV for entertainment. On-road parking is available, adding to the practicality of the property. The bathroom features modern fittings and a shower, complementing the overall contemporary design of the flat. Bills included.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Milbourne Street, CA2

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	67
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



Energy performance certificate (EPC)

5 Johns Place
Milbourne Street
CARLISLE
CA2 5XD

Energy rating

D

Valid until:

6 July 2033

Certificate number:

6137-7323-6200-0186-8202

Property type

Top-floor flat

Total floor area

104 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 D. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		