





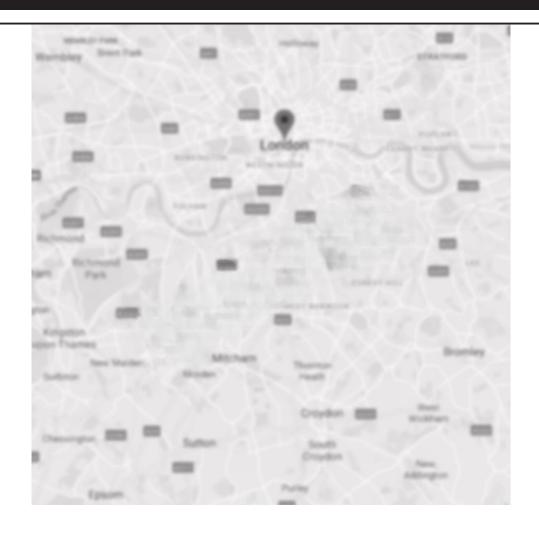






Property Description A recently renovated, one bed, ground floor flat to rent. The property is ideally located on the main road into Carlisle City Centre and has a host of local amenities within a short walking distance. There is a regular bus service on Warwick Road. The flat's private entrance door leads to the entrance hallway which provides access to all rooms, wall-mounted coat hooks and a walk-in storage cupboard with washer / dryer and freezer. The spacious open plan living area has a bay window that overlooks Warwick Road and a modern, electric fire. The kitchen is supplied with under-counter fridge, built-in microwave and electric cooker. There is a double bedroom with built-in wardrobe overlooking the rear of the property. The contemporary bathroom includes a shower enclosure and towel radiator. Council Tax Band 'A' EPC Rating 'C'.







Energy performance certificate (EPC)

Flat 1 161 Warwick Road CARLISLE CA1 1LU Energy rating

Valid until: 18 August 2034

Certificate number:

2201-6804-1002-1798-0602

Property type Ground-floor flat

Total floor area 44 square metres

Rules on letting this property

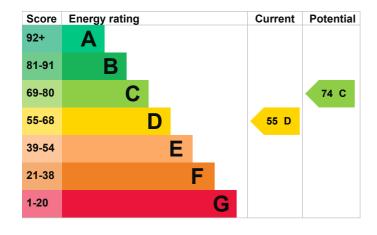
Properties can be let if they have an energy rating from A to E.

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 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

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	Solid brick, with internal insulation	Good
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric instantaneous at point of use	Very poor
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	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 361 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,891 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 £840 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 3,957 kWh per year for heating
- 986 kWh per year for hot water

Impact on the environment This property produces This property's environmental impact rating is D. It has the potential to be D. This property produces This property's potential production 2.7 tonnes of CO2 production

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

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. Floor insulation (suspended floor)	£800 - £1,200	£312
2. High heat retention storage heaters	£800 - £1,200	£529

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:

- Free energy saving improvements: Home Upgrade Grant (www.gov.uk/apply-home-upgrade-grant)
- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: <u>Energy Company Obligation (www.gov.uk/energy-company-obligation)</u>

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	Andrew Dugdale
Telephone	07495470554
Email	lilywhiteps@gmail.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	QUID211300	
Telephone	01225 667 570	
Email	info@quidos.co.uk	
A bout this assessment		
About this assessment		
Assessor's declaration	No related party	
	No related party 12 August 2024	
Assessor's declaration	• • •	