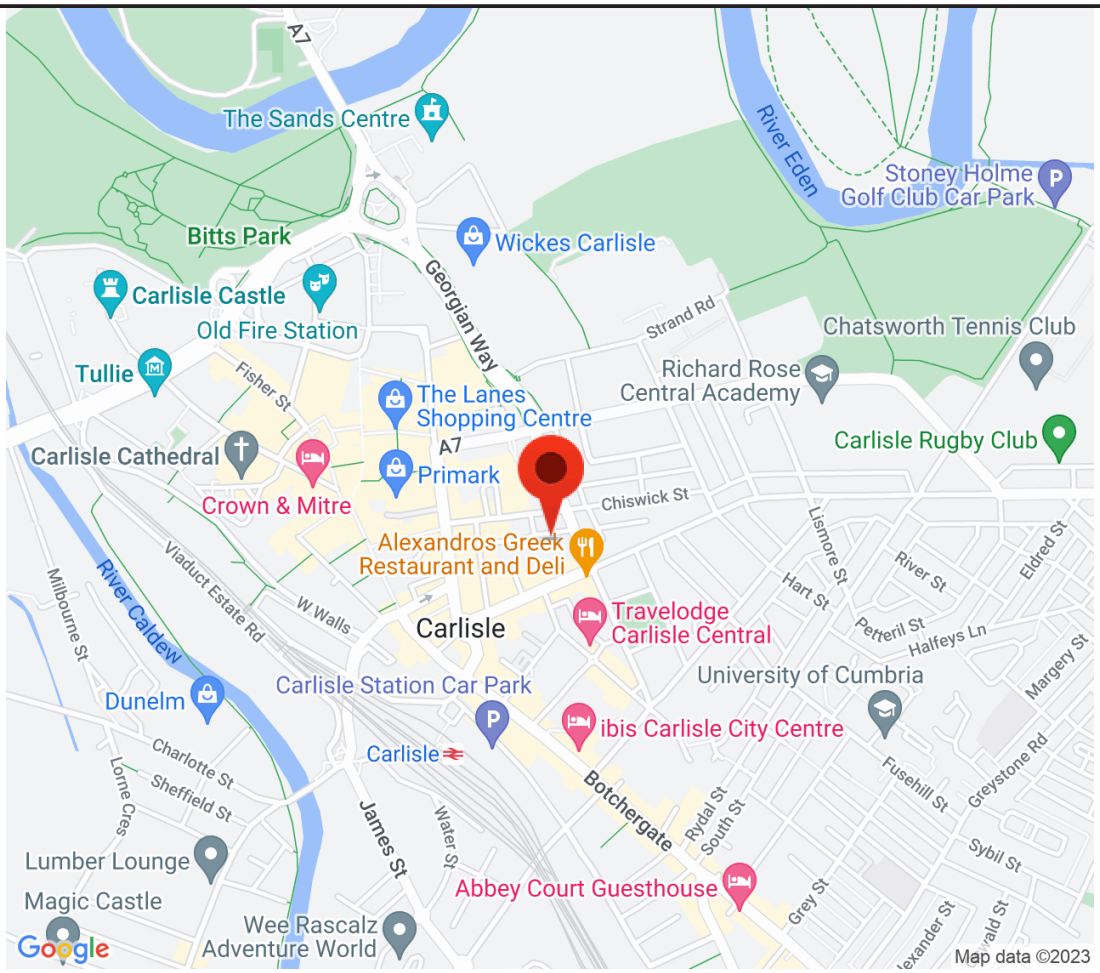
LETTING CENTRE CARLISLE

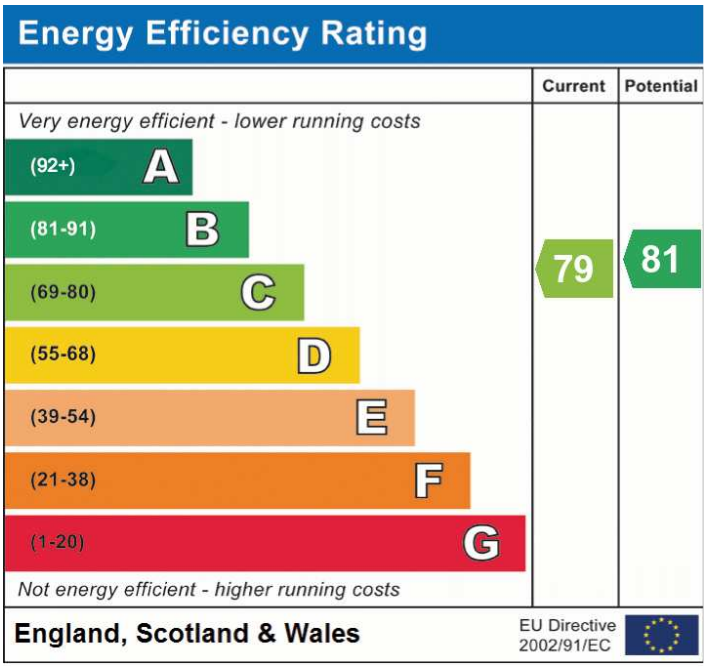
# £520 pcm

Spencer House, St. Pauls Square, Carlisle

South-facing one bedroom, top floor flat available at this high-quality building. Ideally located for the city centre, Spencer House is within easy walking distance to shops, restaurants, cafes, bars, churches and other leisure and cultural facilities. Bus and train stations are both close by.

The property is let furnished and briefly comprises: Entrance Hallway from communal landing, Living Room with views to Warwick Road, fitted Kitchen, double bedroom and good sized single bedroom. Bathroom with bath / shower. Ground floor external entry door has intercom to flat. Lift access. Dedicated parking space.




Address: Spencer House, St. Pauls Square, Carlisle

# Energy performance certificate (EPC)

| | | |
|---|---|---|
| Flat 22<br>Spencer House<br>St. Pauls Square<br>CARLISLE<br>CA1 1AE | Energy rating<br>**C** | Valid until: **9 November 2033**<br><br>Certificate number: **9237-8129-4309-0150-2296** |

| | |
|---|---|
| Property type | Top-floor flat |
| Total floor area | 41 square metres |

## Rules on letting this property

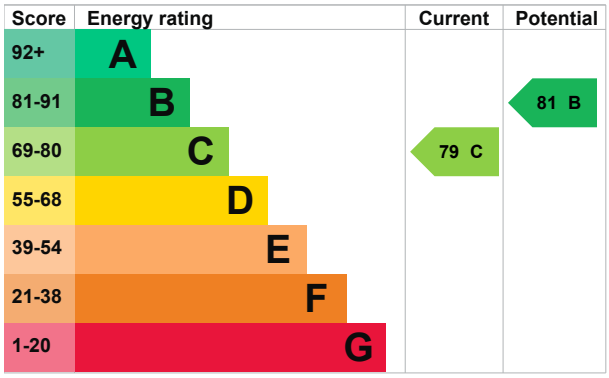
Properties can be let if they have an energy rating from A to E.

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 current energy rating is C. It has the potential to be B.

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, insulated (assumed) | Good |
| Roof | Pitched, 200 mm loft insulation | Good |
| Window | Fully double glazed | Average |
| Main heating | Electric storage heaters | Average |
| Main heating control | Manual charge control | Poor |
| Hot water | Electric immersion, off-peak | Average |
| Lighting | Low energy lighting in 80% of fixed outlets | Very good |
| Floor | (another dwelling below) | N/A |
| Secondary heating | Portable electric heaters (assumed) | N/A |

### Primary energy use

The primary energy use for this property per year is 305 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£730 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 £94 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2023** 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:

- 2,185 kWh per year for heating
- 1,610 kWh per year for hot water

## Impact on the environment

This property's current environmental impact rating is D. 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. CO2 harms the environment.

### Carbon emissions

| | |
|---|---|
| An average household produces | 6 tonnes of CO2 |
| This property produces | 2.1 tonnes of CO2 |
| This property's potential production | 1.9 tonnes of CO2 |

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

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

## Changes you could make

| Step | Typical installation cost | Typical yearly saving |
|---|---|---|
| **1. High heat retention storage heaters** | £800 - £1,200 | £94 |

### 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). 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.

## 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 | hello@a2gepc.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/025523 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

### About this assessment

| | |
|---|---|
| Assessor's declaration | No related party |
| Date of assessment | 10 November 2023 |
| Date of certificate | 10 November 2023 |
| Type of assessment | RdSAP |