94 square metres

Total floor area

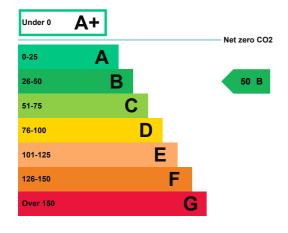


# Rules on letting this property

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

#### **Energy rating and score**

This property's energy rating is B.



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	8 A
If typical of the existing stock	33 B

# Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	26.28
Primary energy use (kWh/m2 per year)	220

### **Recommendation report**

Guidance on improving the energy performance of this property can be found in the <u>recommendation</u> <u>report (/energy-certificate/8630-3877-7447-6181-6263)</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	Robert Horton
Telephone	01782 610546
Email	info@firstpropertyservices.co.uk

#### 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/021866
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment	
Employer	First Property Services
Employer address	Suita 26 Edwin Eadan Business Contro Mass Lana

About this assessinent	
Employer	First Property Services
Employer address	Suite 26 Edwin Foden Business Centre Moss Lane
	Cheshire Sandbach CW11 3AE
Assessor's declaration	The assessor is not related to the owner of the
	property.
Date of assessment	17 May 2024
Date of certificate	17 May 2024
	<u> </u>