

# Calandra Chase, Spital Tongues, NE2 4AS

£850pcm

NE2 4AS, UK



- Reference CAl46
- Bedrooms 1
- Available from June
- Property Type Flats / Apartments
- Bathrooms 1

Close to Amenities	
Close to City Centre and Universities	
Furnished	
Gas Central Heating	
Kitchen Appliances	
Modern Fitted Kitchen	
Off Road Parking	

Modern 1 bedroom apartment situated in excellent location close to universities and city centre. The property provides a spacious lounge, fully fitted kitchen, bathroom and large double bedroom. The property also benefits from allocated parking!

Would ideally suit young medical professional (e.g. junior doctor) working at the Royal Victoria Infirmary (RVI) or mature student or staff working at the nearby Newcastle University main campus.

# **Energy performance certificate (EPC)**

Flat 46 Calandra Chase 4 Morpeth Street NEWCASTLE UPON TYNE NE2 4AS Energy rating

Valid until:

19 December 2031

Certificate number: 9310-2220-8120-2229-7205

Property type

Top-floor flat

Total floor area

37 square metres

## Rules on letting this property

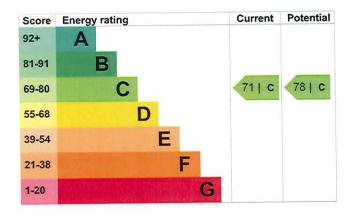
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<a href="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</a>).

# Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- · very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 150 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 all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, electric	N/A

#### Primary energy use

The primary energy use for this property per year is 441 kilowatt hours per square metre (kWh/m2).

Environmental impact property	ct of this	This property produces	2.8 tonnes of CO2
This property's current environment and is D. It has the potential		This property's potential production	2.1 tonnes of CO2
Properties are rated in a scal based on how much carbon oproduce.		By making the recommend could reduce this property's 0.7 tonnes per year. This wenvironment.	s CO2 emissions by
Properties with an A rating p	oduce less CO2		
than G rated properties.		Environmental impact ratin	
An average household produces	6 tonnes of CO2	assumptions about average occupancy and energy use. They may not reflect how energy i consumed by the people living at the property.	

### Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (71) to C (78).

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£38
2. High heat retention storage heaters	£800 - £1,200	£80
3. Replacement glazing units	£1,000 - £1,400	£37

#### Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

# Estimated energy use and potential savings

Estimated yearly energy cost for this property	£597
Potential saving	£156

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you complete each recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (https://www.gov.uk/improve-energy-efficiency).

#### Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	3702 kWh per year
Water heating	1468 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved	
Loft insulation	351 kWh per year	

### Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

#### Assessor contact details

Assessor's name Richard Stifter
Telephone 01915295587

Email <u>dalesenergy@epc-dea.co.uk</u>

#### Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/023396
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

#### Assessment details

Assessor's declaration No related party
Date of assessment 20 December 2021
Date of certificate 20 December 2021

Type of assessment RdSAP