

Energy performance certificate (EPC)

| | | |
|---|---------------------------|---|
| Apartment 4a Gosford Castle Markethill ARMAGH BT60 1FP | Energy rating F | Valid until: 6 June 2033 |
| | | Certificate number: 0739-5063-5206-6617-6204 |

| | |
|------------------|-------------------|
| Property type | Mid-terrace house |
| Total floor area | 94 square metres |

Energy rating and score

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

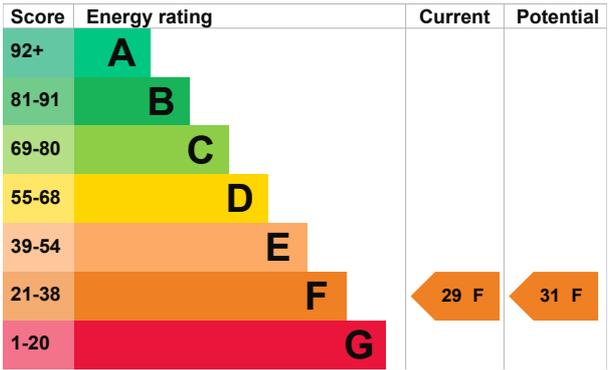
[See how to improve this property's energy efficiency.](#)

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 Northern Ireland:

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 | Granite or whinstone, as built, no insulation (assumed) | Very poor |
| Roof | Pitched, no insulation (assumed) | Very poor |
| Roof | Roof room(s), insulated (assumed) | Good |
| Window | Fully double glazed | Good |
| Main heating | Boiler and underfloor heating, LPG | Poor |
| Main heating control | Programmer and at least two room thermostats | Good |
| Hot water | From main system | Poor |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 270 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,662 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 £49 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.

Impact on the environment

This property's environmental impact rating is E. It has the potential to be E.

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

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 5.5 tonnes of CO₂

This property's potential production 5.4 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.

Steps you could take to save energy

| Step | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Heating controls (zone control) | £350 - £450 | £48 |
| 2. Floor insulation (solid floor) | £4,000 - £6,000 | £58 |
| 3. Solar water heating | £4,000 - £6,000 | £57 |
| 4. Internal or external wall insulation | £4,000 - £14,000 | £211 |
| 5. Solar photovoltaic panels | £3,500 - £5,500 | £343 |
| 6. Wind turbine | £15,000 - £25,000 | £730 |

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

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.

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|-----------------|--|
| Assessor's name | William Hanna |
| Telephone | 07545 853 714 |
| Email | timbohanna1953@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 | Stroma Certification Ltd |
| Assessor's ID | STRO002933 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

About this assessment

| | |
|------------------------|-----------------------|
| Assessor's declaration | No related party |
| Date of assessment | 7 June 2023 |
| Date of certificate | 7 June 2023 |
| Type of assessment | RdSAP |