

Energy performance certificate (EPC)

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|--|-------------------------------|--|
| Apartment 18 Sharman House Old Windmill Road BANGOR BT19 1XN | Energy rating <div>B</div> | Valid until: 15 February 2035 |
| | | Certificate number: 9541-3046-7202-4755-8204 |

| | |
|------------------|-------------------|
| Property type | Mid-floor flat |
| Total floor area | 171 square metres |

Energy rating and score

This property's energy rating is B. 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 Northern Ireland:

the average energy rating is D
the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 86 B | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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, with internal insulation | Very good |
| Window | Fully double glazed | Average |
| Main heating | Boiler and underfloor heating, mains gas | Good |
| Main heating control | Time and temperature zone control | Very good |
| Hot water | From main system | Good |
| Lighting | Low energy lighting in 86% of fixed outlets | Very good |
| Roof | (another dwelling above) | N/A |
| Floor | (another dwelling below) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 76 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£806 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 £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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 B. It has the potential to be B.

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

| | |
|------------------------|-------------------------------|
| This property produces | 2.3 tonnes of CO ₂ |
|------------------------|-------------------------------|

| | |
|--------------------------------------|-------------------------------|
| This property's potential production | 2.3 tonnes of CO ₂ |
|--------------------------------------|-------------------------------|

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.

Carbon emissions

| | |
|-------------------------------|-----------------------------|
| An average household produces | 6 tonnes of CO ₂ |
|-------------------------------|-----------------------------|

Steps you could take to save energy

The assessor did not make any recommendations 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.

| | |
|-----------------|--|
| Assessor's name | Kyle Carpenter |
| Telephone | 07517 235 700 |
| Email | graham.carpenter@watts.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/024733 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|-----------------------|
| Assessor's declaration | No related party |
| Date of assessment | 14 February 2025 |
| Date of certificate | 16 February 2025 |
| Type of assessment | RdSAP |