

# Energy performance certificate (EPC)

|   |  |   |
|---|--|---|
| FLAT ABOVE<br>38 CHORLEY ROAD<br>SWINTON<br>M27 5AF | Energy rating<br><span style="font-size: 2em; font-weight: bold;">D</span> | Valid until: <b>24 March 2031</b>                   |
|   |  | Certificate number: <b>0011-2364-9070-2029-2945</b> |

|                  |                  |
|------------------|------------------|
| Property type    | Top-floor flat   |
| Total floor area | 61 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

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

[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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |