

# Energy Performance Certificate



Flat 116, Eastbank Tower, 277 Great Ancoats Street, MANCHESTER, M4 7FD

Dwelling type: Ground-floor flat  
 Date of assessment: 07 September 2016  
 Date of certificate: 07 September 2016  
 Reference number: 0838-4094-7301-4676-0924  
 Type of assessment: SAP, new dwelling  
 Total floor area: 60 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

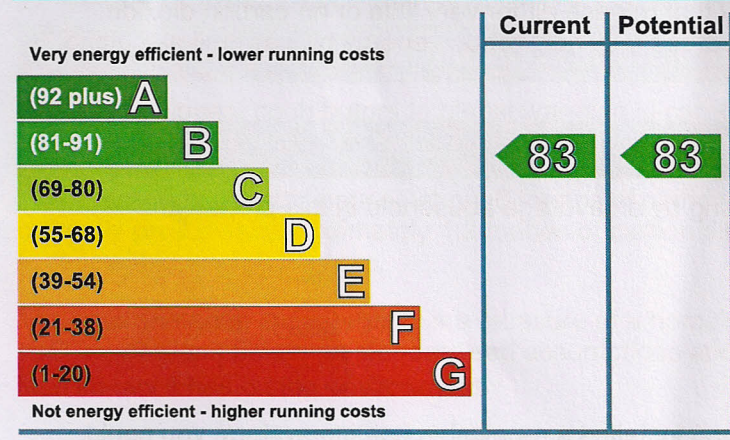
**Estimated energy costs of dwelling for 3 years: £ 1,041**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 135 over 3 years	£ 135 over 3 years	Not applicable
Heating	£ 150 over 3 years	£ 150 over 3 years	
Hot Water	£ 756 over 3 years	£ 756 over 3 years	
<b>Totals</b>	<b>£ 1,041</b>	<b>£ 1,041</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.