Energy performance certificate (EPC)

A copy of the certificate held on the government's EPC register, taken from the register on 24 November 2026. The official certificate can be viewed and printed at:
https://find-energy-certificate.service.gov.uk/energy-certificate/9636-0071-5272-7927-2200

4 Dantzic Street
MANCHESTER
M4 2AD

Energy rating
D

Valid until
18 February 2033

Certificate number
9636-0071-5272-7927-2200

Property type
Top-floor flat

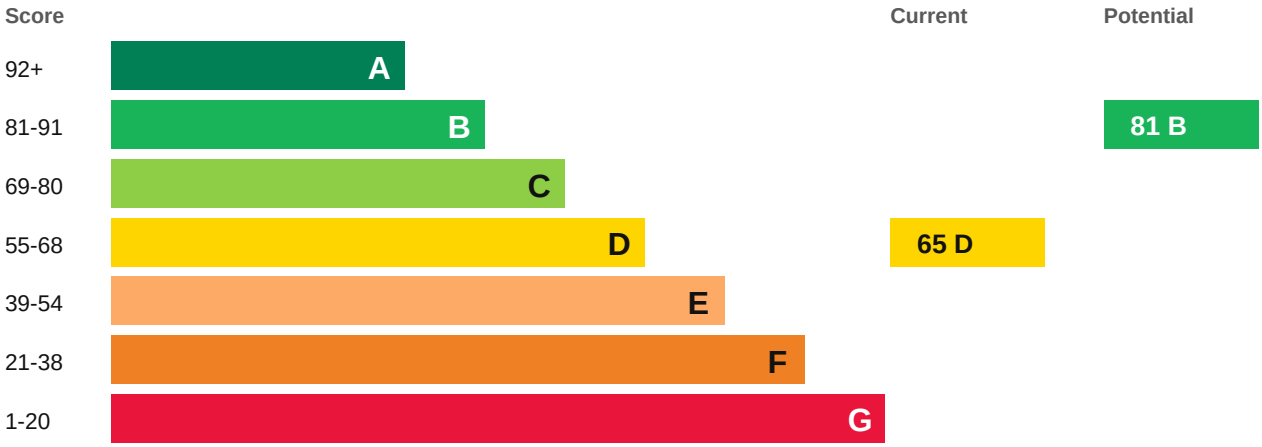
Total floor area
70 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E. GOV.UK has guidance for landlords on the regulations and exemptions.

Energy rating and score

This property's energy rating is D with a score of 65. It has the potential to be B with a score of 81.



For properties in England and Wales the average energy score is 60.

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are, not on how well they work or their condition.

Feature	Description	Rating
Wall	Solid brick, with internal insulation	Good
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good

Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use: 213 kilowatt hours per square metre a year.

Estimated yearly energy costs in the assessment

	Current	Potential
Heating	£551	£220
Hot water	£373	£103
Lighting	£66	£66

Impact on the environment

Carbon dioxide (CO2) a year: 2.5 tonnes now, 1.4 tonnes with the steps below. Environmental impact rating: 69 now, 82 potential.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Gas condensing boiler	£3,000 - £7,000	£601

About this assessment

Date of assessment: 17 February 2023
Date of certificate: 19 February 2023
Type of assessment: RdSAP
The assessor's and accreditation scheme's contact details are on the official certificate.