

# Energy performance certificate (EPC)



This certificate has expired.

You can get a new certificate by visiting [www.gov.uk/get-new-energy-certificate](http://www.gov.uk/get-new-energy-certificate)

## Get help with certificates for this property

If you need help getting a new certificate or if you know of other certificates for this property that are not listed here, contact the Department for Levelling Up, Housing and Communities (DLUHC).

[dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk)  
Telephone: 020 3829 0748

|  |                           |   |
|--|---------------------------|---|
| 12, Thorngrove Avenue<br>MANCHESTER<br>M23 9PQ | Energy rating<br><b>E</b> | This certificate expired on: <b>4 March 2023</b><br>Certificate number: <b>0404-2855-7775-9807-2095</b> |
| Property type                                  | Top-floor flat            |   |
| Total floor area                               | 55 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>).