

Energy performance certificate (EPC)

Block A-B
Ash Grove Court
1-2 Ash Grove
GUILDFORD
GU2 8US

Energy rating

B

Valid until:

2 November 2035

Certificate number:

2620-1763-7462-5069-2373

Property type

Residential spaces

Total floor area

1,866 square metres

Rules on letting this property

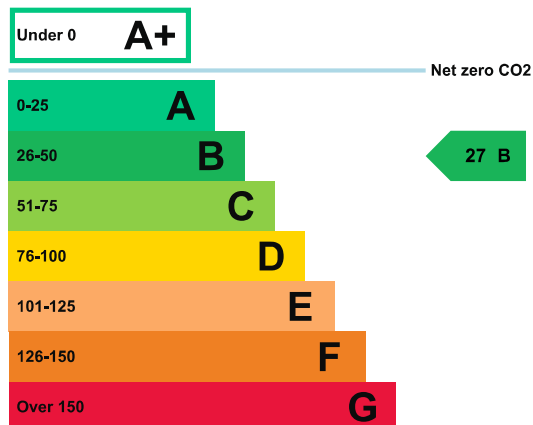
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

38 B

If typical of the existing stock

112 E

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	12.17
Primary energy use (kWh/m ² per year)	85

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9164-5094-4129-8433-4138\)](/energy-certificate/9164-5094-4129-8433-4138).

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	Jonathan Wilson
Telephone	01892315466
Email	sales@energy-test.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/018722
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Energytest (Commercial) Ltd
Employer address	4 St John's Road Tunbridge Wells
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 November 2025
Date of certificate	3 November 2025

Energy performance certificate (EPC)

Block C
Ash Grove Court
1-2 Ash Grove
GUILDFORD
GU2 8US

Energy rating

B

Valid until:

2 November 2035

Certificate number:

7934-1921-4879-5474-2499

Property type

Residential spaces

Total floor area

900 square metres

Rules on letting this property

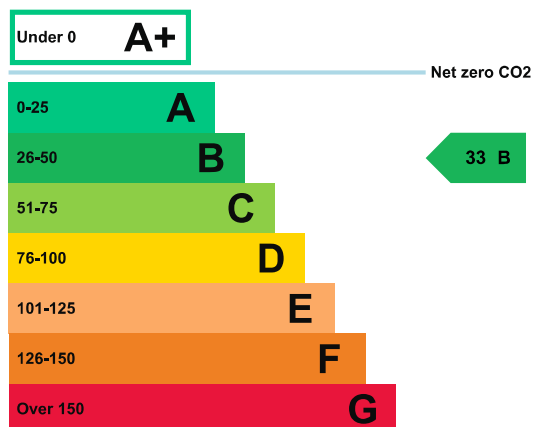
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Energy rating and score

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How this property compares to others

Properties similar to this one could have ratings:

If newly built

37 B

If typical of the existing stock

110 E

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	14.84
Primary energy use (kWh/m ² per year)	88

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9764-4178-9149-9004-9385\)](/energy-certificate/9764-4178-9149-9004-9385).

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