

# MTR

Residential Sales & Lettings



Kelso Rd, Kensington  
£125 pppw

£125PPPW  
Available 01/07/2025



**BRAND NEW RENOVATED  
PROPERTY**

- An incredible £2100 ANNUAL ENERGY ALLOWANCE – we challenge you to find better!
- Broadband included

Features include:

- Modern bedrooms with plenty of space
- Fully fitted kitchen

- Bills Included
- Broadband Included
- Close to Amenities
- Double Glazing
- Fitted Bathroom
- Fitted Kitchen
- Furnished
- Great Area
- New Refurbishment
- Professional Property
- Shared Property
- Smart TV
- Student Property
- White Goods

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>		<b>88</b>	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	<b>67</b>		(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC
			

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)

Rent £125 pppw  
Viewing Strictly by appointment with MTR Sales & Lettings - Head Office  
Telephone 0151 222 1633  
Reference RL0069  
Additional Information Council Tax Band: A (Liverpool City Council (LCC))  
Deposit: £600

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.