

# MTFR

Residential Sales & Lettings




Botanic Place, Edge  
Lane  
£800 pcm

Newly refurbished 2 Bed  
terrace on Botanic Place -  
great for students or  
professionals! **WITHOUT  
BILLS INCLUDED**

**AVAILABLE NOW**

- Bills Included
- Broadband Included
- Close to City Centre
- Double Glazing
- Fitted Bathroom
- Fitted Kitchen
- Flat Screen TV
- Friendly Landlord
- Furnished
- Professional Property
- Shared Property
- Student Property
- White Goods

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

Viewing	Strictly by appointment with MTR Sales & Lettings - Head Office
Reference	Telephone 0151 222 1633
Additional Information	RL0166
	Council Tax Band: A (Liverpool City Council)
	Deposit: £800

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.