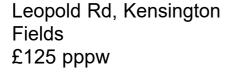
## MTFR

Residential Sales & Lettings









£125PPPW Available 01/07/2025

Three bed on Leopold Road available for the student academic year - bills included! Gas, water, electricity and broadband!

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



- Bills Included
- · Broadband Included
- Double Glazing
- Fitted Bathroom
- · Fitted Kitchen
- · Flat Screen TV
- Furnished
- Half rent July/August if not moving in
- Upstairs Bathroom
- Virgin Broadband
- White Goods

## **Energy Efficiency Rating** Potential Current Very energy efficient - lower running costs (92-100) 89 B (81 - 91)(69-80)(55-68)E (39-54)(21 - 38)(1-20)Not energy efficient - higher running costs **EU Directive England & Wales** 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.

Strictly by appointment with MTR Sales & Lettings - Head Office Viewing

Telephone 0151 222 1633

Reference RL0245

Council Tax Band: A (Liverpool City Council (LCC)) **Additional Information** 

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.