

# MTFR

Residential Sales & Lettings




Albany Road,  
Kensington, Liverpool  
£110 pppw

Refurbished 6 bed with  
ensuites!  
- Must see!  
- An incredible £4200 ANNUAL  
ENERGY ALLOWANCE – we  
challenge you to find better!  
Broadband also included!  
- Great location

- Bills Included
- Broadband Included
- Close to Amenities
- Close to City Centre
- Ensuite Bathroom
- Furnished
- On-street parking
- White Goods
- 1st September start date

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <b>(92-100) A</b>		
<b>(81-91) B</b>		<b>82</b>
<b>(69-80) C</b>	<b>68</b>	
<b>(55-68) D</b>		
<b>(39-54) E</b>		
<b>(21-38) F</b>		
<b>(1-20) 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 RL0397
Additional Information	Council Tax Band: A (Liverpool City Council) Deposit: £1,200 Holding Deposit: £810

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.