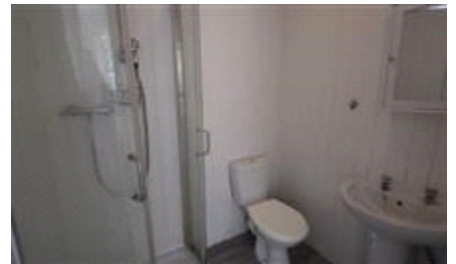


# MTFR

Residential Sales & Lettings



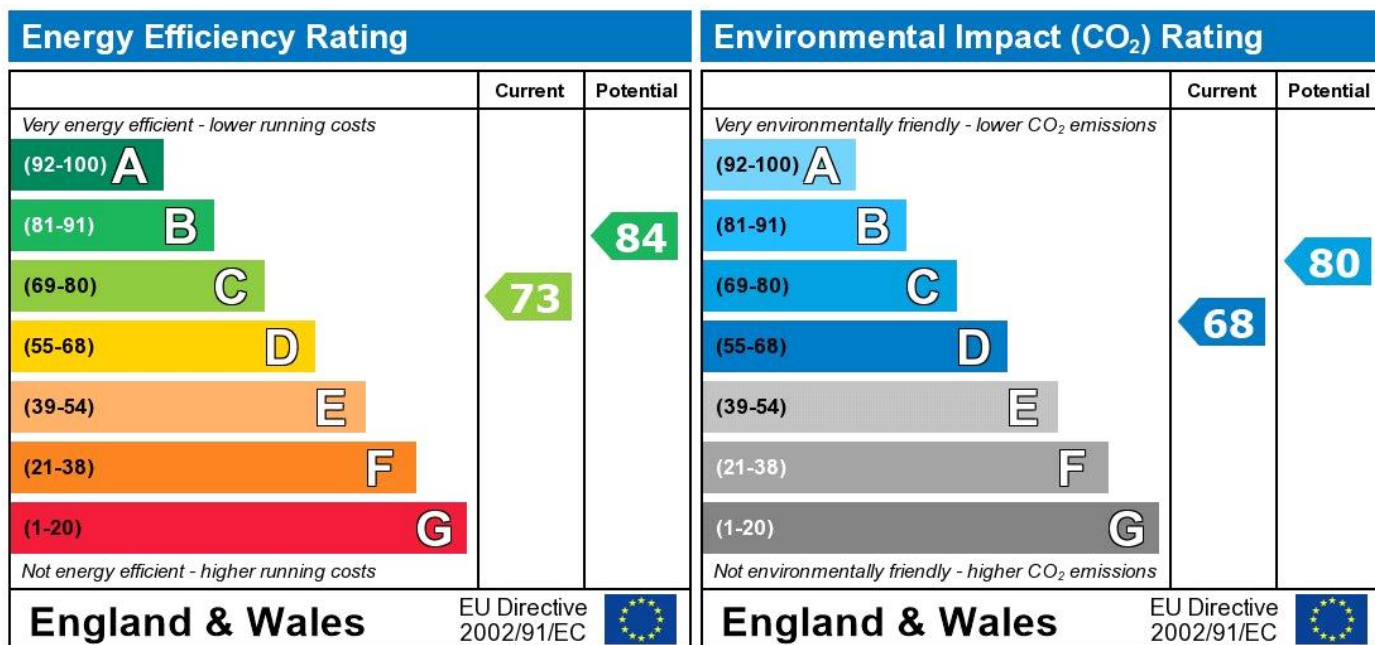
Rocky Lane, Anfield,  
Liverpool  
£800 pcm

Studio flat available - all bills  
including council tax and  
utilities included!

Rocky Lane - short distance  
from city centre.

Available furnished or  
unfurnished.

- Bills Included
- Broadband Included
- Council Tax Included
- Double Glazing
- Furnished
- On-street parking
- Virgin Broadband
- White Goods
- TV Licence Included
- Access to yard
- Shared laundry facilities



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                   | £800 pcm                                                        |
| Viewing                | Strictly by appointment with MTR Sales & Lettings - Head Office |
| Reference              | Telephone 0151 222 1633                                         |
| Additional Information | RL0413                                                          |
|                        | Council Tax Band: A (Liverpool City Council (LCC))              |
|                        | 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.