

# MTR

Residential Sales & Lettings




Empress Road,  
Kensington, Liverpool  
£135 pppw

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Available 01/07/2025

Recently refurbished student sharer house on Empress Road.  
-Great alternative to the hustle and bustle of town, but still walking distance to city.  
-An incredible £4200 ANNUAL ENERGY ALLOWANCE !  
-Virgin Broadband and even a dishwasher are included.

- Bills Included
- Broadband Included
- Close to Amenities
- Furnished
- No half rent - full rent due for the term
- THREE Bathrooms

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>74</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	RL0613
	Deposit: £1,200
	Holding Deposit: £750

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.