





Kensington, Kensington  
Fields  
£105 pppw

Incredible Student House within  
5 mins of Royal Hospital

- ALL ENSUITE ROOMS
- Huge social space covers the whole ground floor
- £100 CASHBACK per tenant on Contract signing.
- Half rent for July AND August

- Bills Included
- Broadband Included
- Close to City Centre
- Fitted Kitchen
- New Refurbishment
- White Goods
- Virgin Broadband
- Ensuite Bathroom
- Netflix Account
- Half rent July if not moving in

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>		<b>82</b>	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	<b>66</b>		(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<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.

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 £105 pppw  
Viewing Strictly by appointment with MyTenantRent.co.uk - Head Office  
Telephone 0151 222 1633  
Reference RL0709  
Additional Information Council Tax Band: A (Liverpool City Council)  
Deposit: £1,200

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.