



Gilroy Road, Kensington  
£85 pppw

Refurbished 5 bed property  
-Within walking distance of Uni  
of Liverpool and John Moores  
-All bills included  
-Plenty of nearby shops  
-Within Deliveroo catchment for  
City Centre eateries

- Bills Included
- Close to Amenities
- Double Glazing
- Fitted Bathroom
- Fitted Kitchen
- Furnished
- New Refurbishment
- Smart TV
- Student Property
- TWO Bathrooms
- White Goods
- Wooden Floors
- Broadband Included
- Alarm

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>	(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>		(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<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 £85 pppw  
Viewing Strictly by appointment with MyTenantRent.co.uk - Head Office  
Telephone 0151 222 1633  
Reference RL0710  
Additional Information Council Tax Band: A (Liverpool City Council)  
Deposit: £1,000

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.