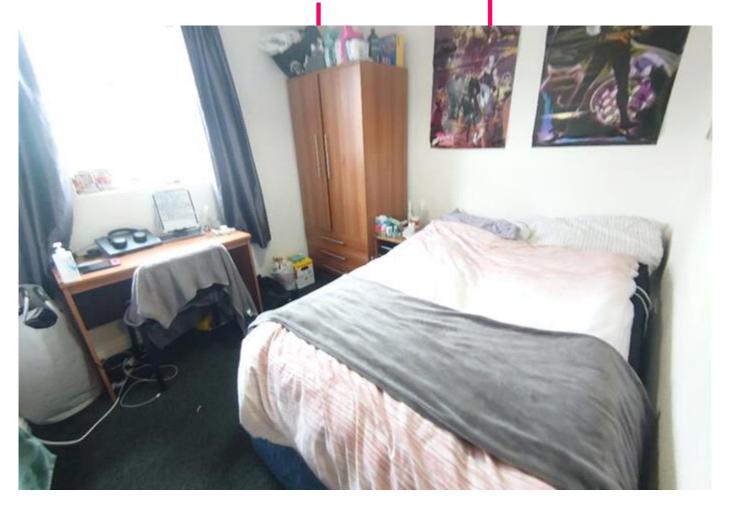


Residential Sales & Lettings





Empress Road, Kensington, Liverpool £120 pppw



Perfect location at the top of Kensington Fields

- Student Area
- Stone's throw away from city centre
- Good sized rooms
- Bills included - An incredible £2800 ANNUAL ENERGY ALLOWANCE – we challenge you to find better!



Energy Efficiency Rating Potential Current Very energy efficient - lower running costs (92-100) 89 B (81 - 91)(69-80)(55-68)(39-54)(21 - 38)(1-20)Not energy efficient - higher running costs **EU Directive England & Wales** 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.

Strictly by appointment with MTR Sales & Lettings - Head Office Viewing

Telephone 0151 222 1633

Reference RL0795

Council Tax Band: A (Liverpool City Council (LCC)) **Additional Information**

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.