

# MTFR

Residential Sales & Lettings



Connaught Road,  
Liverpool  
£125 pppw

4-Bed Property on Connaught  
Road – Perfect Student Pad!

Located in the highly sought-  
after Kensington Fields, this  
property is perfect for student  
living!

Full-size double beds

£3800 ANNUAL ENERGY  
ALLOWANCE – unbeatable  
value!

Live close to the action and  
enjoy comfort without the

- Bills Included
- Furnished
- Gas Central Heating
- Half rent July if not moving in
- Permit parking
- Student Property

## Energy Efficiency Rating

|                                                                         | Current                 | Potential                                                                             |
|-------------------------------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i><br><b>(92-100) A</b> |                         |                                                                                       |
| <b>(81-91) B</b>                                                        |                         | <b>85</b>                                                                             |
| <b>(69-80) C</b>                                                        |                         |                                                                                       |
| <b>(55-68) D</b>                                                        | <b>64</b>               |                                                                                       |
| <b>(39-54) E</b>                                                        |                         |                                                                                       |
| <b>(21-38) F</b>                                                        |                         |                                                                                       |
| <b>(1-20) 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 | RL1280                                                          |
|                        | Council Tax Band: A (Liverpool City Council (LCC))              |
|                        | 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.