

# MTFR

Residential Sales & Lettings



Empress Road,  
Kensington Fields  
£135 pppw

£135pppw – 3-bed terrace  
available 01/07/2027 in sought-  
after Kensington Fields,  
minutes from campus and  
Liverpool city centre.

Newly redecorated with  
spacious bedrooms, modern  
kitchen, all bills & broadband  
included, plus £950pp annual  
energy allowance.

Secure your student home  
today!

- Bills Included
- Broadband Included
- Close to Amenities
- Close to City Centre
- Fitted Bathroom
- Fitted Kitchen
- Furnished
- Student Property
- White Goods
- Upstairs Bathroom
- Half rent July if not moving in

## 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>87</b>                                                                             |
| <b>(69-80) C</b>                                                        |                         |                                                                                       |
| <b>(55-68) D</b>                                                        | <b>67</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 | RL1365                                                          |
|                        | Council Tax Band: A (Liverpool City Council (LCC))              |
|                        | Deposit: £900                                                   |

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.