



**GROUND FLOOR ONE BED EXEC
APARTMENT**

FURNISHED

SPACIOUS

GAS AND WATER INCLUDED IN RENT

ATTRACTIVE PRIVATE COURTYARD

**MODERN BATHROOM AND FITTED KITCHEN
WITH ALL APPLIANCES INCLUDED**



Peterborough Road
L15 9HN

Monthly Rental Of
£750.00

LIVING ROOM

Carpet. Neutral painted walls.

KITCHEN

Fitted kitchen units with integrated appliances. Partly tiled walls. Neutral painted walls.

SHOWER ROOM

Corner shower unit, sink and toilet. Partly tiled walls.

BEDROOM 1

Furnished with double bed and wardrobes. Neutral painted walls. Carpet.



This LUXURY ONE BEDROOM GROUND FLOOR APARTMENT is RECENTLY REFURBISHED - now available for immediate let and comes HIGHLY RECOMMENDED by Homelets & Sales. This is a SPACIOUS MODERN apartment which has the benefit of an ATTRACTIVE PRIVATE COURTYARD for the exclusive use of this apartment. Rent is inclusive of gas and water. This property would be ideal for a professional or retired / mature couple (single applicants are also welcome!) We would be delighted to provide you with more information about this attractive property to let or arrange a viewing at your convenience - get in touch with our team today !

Energy Performance Certificate

Flat 2, 15 Peterborough Road, LIVERPOOL, L15 9HN

Dwelling type: Top-floor flat
Date of assessment: 31 July 2015
Date of certificate: 03 August 2015

Reference number: 8955-7023-3470-8889-2976
Type of assessment: RdSAP, existing dwelling
Total floor area: 56 m²

Use this document to:

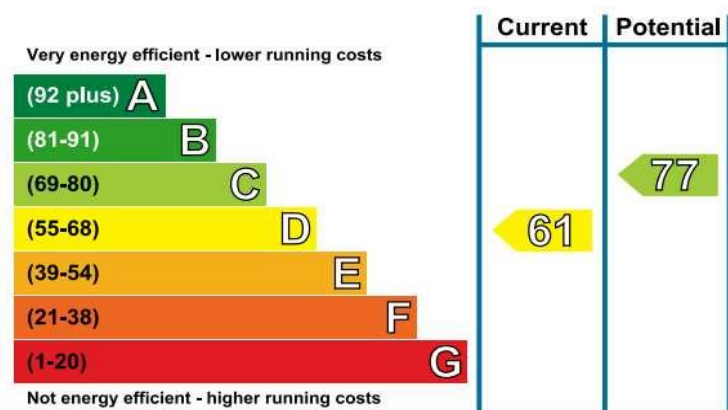
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,172
Over 3 years you could save	£ 912

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 135 over 3 years	£ 138 over 3 years	
Heating	£ 1,755 over 3 years	£ 834 over 3 years	
Hot Water	£ 282 over 3 years	£ 288 over 3 years	
Totals	£ 2,172	£ 1,260	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 75	
2 Internal or external wall insulation	£4,000 - £14,000	£ 687	
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 153	

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.