



1 BEDROOM APARTMENT

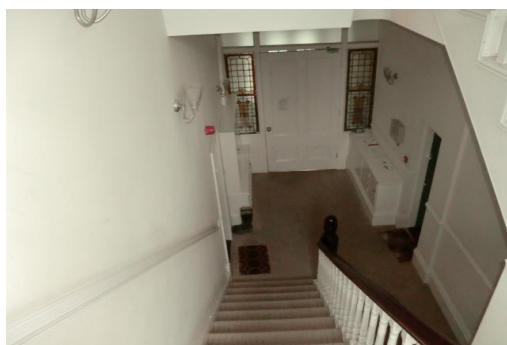
FIRST FLOOR

CONVERTED CHARACTER PROPERTY

DESIGNATED SECURE GATED PARKING

**UN-FURNISHED WITH FITTED KITCHEN AND
INTEGRATED APPLIANCES**

DOUBLE GLAZED SASH WINDOWS



**Alexandra Drive
L17 8TD**

**Monthly Rental Of
£550**

HALLWAY

Entrance from 1st floor communal hallway with feature staircase. Neutral painted walls, white painted interior doors, consumer unit, laminate flooring.

BATHROOM

Off Hallway. White suite including bath, pedestal sink and low level wc. Chrome fittings. Shower over bath with shower screen. Tiled walls. Vinyl tiled flooring.

BEDROOM

2nd room off Hallway. Beige carpet to floor and neutral painted walls. Sash window.

LOUNGE

Laminate floor, 3 high sash windows with roller blinds. High ceilings, neutral painted walls. Laminate flooring.

KITCHEN

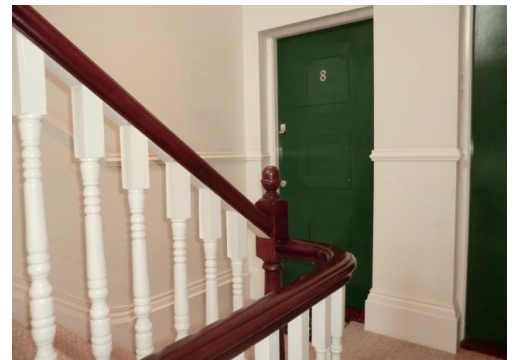
Through arch from Lounge. Light wood finish fitted units. Integrated appliances including fridge freezer, washing machine, gas hob, electric oven. Tiled floor.

PET DISCLAIMER

Rent value will be £30 per month higher. Your agreement to pay the higher value rent amount in respect of the pet(s) does not equate to automatic approval from the Landlord, who reserves the right to refuse a pet request without giving a reason.

TENANT PROTECTION

Homelets & Sales are members of Client Money Protect, which is a client money protection scheme and a member of The Property Ombudsman, which is a redress scheme.



An opportunity to rent a well appointment 1 bed apartment situated very close to to the vibrant shops and restaurants of Lark Lane and Aigburth Road, with the added benefit of ample green space with Sefton Park on your doorstep! The apartment is on the 2nd floor and is completely self-contained within a converted period property. Viewings are highly recommended and the property is available straight away. Call Homelets & Sales today !



Energy Performance Certificate



Flat 8
10 Alexandra Drive
Sefton Park
LIVERPOOL
L17 8TD

Dwelling type: Mid-floor flat
Date of assessment: 19 October 2010
Date of certificate: 19 October 2010
Reference number: 8598-4414-8429-6196-6003
Type of assessment: RdSAP, existing dwelling
Total floor area: 59 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	71	74		68	70
England & Wales EU Directive 2002/91/EC 			England & Wales 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 are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	256 kWh/m ² per year	234 kWh/m ² per year
Carbon dioxide emissions	2.5 tonnes per year	2.3 tonnes per year
Lighting	£64 per year	£32 per year
Heating	£399 per year	£390 per year
Hot water	£92 per year	£87 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Certification mark

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.