



2ND FLOOR (TOP)

SOUGHT AFTER AREA

READY NOW

GARDENS

WELL MAINTAINED

LONG TERM



Alexandra Drive
L17 8TQ

Monthly Rental Of
£950

ENTRANCE HALLWAY

From the top floor landing, enter into the long hallway with five rooms off and two doors to storage cupboards. Will be freshly painted for move in.

KITCHEN

Sliding door from hallway, light wood effect fitted kitchen with black work tops. Stainless steel sink and drainer under window. Gas hob, electric oven, fridge freezer, washing machine. Tiled floor.

BATHROOM

Tiled throughout, rear aspect double glazed window, white suite including bath with shower over and screen. Tiled floor, wall mounted towel rail.

BED 2

Double size, rear aspect, overlooking gardens, radiator.

BED 1

Front aspect, radiator, double glazed windows.



Homelets are delighted to show you this 2 bedroom top floor apartment, located in the ever popular leafy suburb of Aigburth. The building has undergone some recent renovation including the implementation of secure fob entry access and is well maintained including the gardens. This apartment is situated at the top of the building on the second floor. Inside, you will find an entrance hall with 2 handy storage cupboards, sliding door leading to kitchen, bathroom with white suite, double bedroom at the rear of the property overlooking the communal gardens, a further double bedroom overlooking Alexandra Drive at the front of the building and a spacious living room with bay windows to the front aspect. Apartments in this building are very popular and do not stay empty for long. The property will be unfurnished and freshly painted. Get in touch with us today !

Energy performance certificate (EPC)

Flat 7/A Manor House Alexandra Drive LIVERPOOL L17 8TQ	Energy rating D	Valid until: 12 October 2031
		Certificate number: 9673-5900-3200-7959-5204

Property type	Top-floor flat
Total floor area	79 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	4 D	
39-54	E		
21-38	F		
1-20	G		