



**AVAILABLE NOW!**

**FULLY FURNISHED INC APPLIANCES**

**GREAT LOCATION**

**SECOND FLOOR ONE BEDROOM**

**LIFT**

**JULIETTE BALCONY OFF LOUNGE**



**Shandon Court**  
L3 8HY

**Monthly Rental Of**  
**£625**

## LIVING ROOM

Carpets. Neutral painted walls. Furnished with sofa and dining table.

## KITCHEN

Fitted kitchen units. Vinyl flooring. Neutral painted walls.  
Furnished with oven, washing machine and fridge/freezer.

## BATHROOM

Fitted bath tub with shower overhead, sink and toilet. Vinyl flooring. Neutral painted walls. Partly tiled walls.

## BEDROOM 1

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

## DISCLAIMER

Holding Deposit - Equivalent to one weeks' rent. Deposit - Equivalent to five weeks' rent. Pets - 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.



FLOOR NAME



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used to satisfy any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**\*AVAILABLE NOW\*** This ONE BEDROOM, SECOND FLOOR apartment comes FULLY FURNISHED and is located on London Road close to Liverpool Lime Street, The Royal Hospital & both Universities. A definite must see, so call us now to reserve your viewing appointment!

# Energy Performance Certificate

Flat 6 Shandon Court, 73, London Road, LIVERPOOL, L3 8HY

Dwelling type: Mid-floor flat  
Date of assessment: 31 July 2020  
Date of certificate: 01 August 2020

Reference number: 7798-1082-6223-5570-2254  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 45 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

**Estimated energy costs of dwelling for 3 years:**

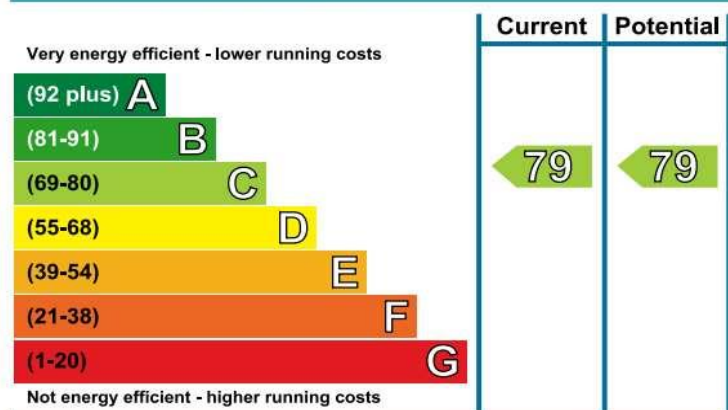
**£ 1,284**

## Estimated energy costs of this home

|               | Current costs      | Potential costs    | Potential future savings |
|---------------|--------------------|--------------------|--------------------------|
| Lighting      | £ 132 over 3 years | £ 132 over 3 years | Not applicable           |
| Heating       | £ 282 over 3 years | £ 282 over 3 years |                          |
| Hot Water     | £ 870 over 3 years | £ 870 over 3 years |                          |
| <b>Totals</b> | <b>£ 1,284</b>     | <b>£ 1,284</b>     |                          |

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 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.