



SELF CONTAINED FLAT

FIRST (TOP) FLOOR

GAS CENTRAL HEATING

NEW KITCHEN & BATHROOM

FLEXI USE (2 BED OR 1 BED WITH LOUNGE)

DOUBLE GLAZING



Monastery Road
L6 0BH

Monthly Rental Of
£700

ENTRANCE

Access into the building is by stepping up through the communal main front door on Monastery Road. There are a total of 3 apartments in this building. This particular apartment is located up the stairs on the top (first) floor. You enter the apartment itself into an anti space with a large front aspect window - this space would be ideal for hanging coats and storage. There is a further set of stairs which leads to the rooms and landing.

LANDING

A velux window offering natural light. Doors leading off to Bedroom 1, Bathroom, Kitchen, further steps with white painted bannister leading up to Storage/Desk space and Lounge (can also be furnished as a Bedroom). New carpet laid and freshly painted.

BEDROOM 1

Large space. Apex roof, window with blinds, central light pendant, radiator, grey fitted carpet.

KITCHEN

Newly fitted. Walls partly painted and partly tiled. White wall and base units with contrasting black work top. Stainless steel hood extractor. Electric hob and oven. Stainless steel sink, drainer and mixer tap. Fridge freezer and washing machine. Grey laminate effect vinyl. Strip ceiling light. Velux window. Radiator.

BATHROOM

Newly fitted. Bath with shower over, shower screen and bath mixer taps. Low level wc, wall mounted medicine cabine. Sink in white gloss vanity unit. Grey laminate effect vinyl floor. Central heating radiator. Velux window in ceiling.

STORAGE / DESK SPACE

A converted space with door and opening to allow natural light from the landing Velux window. Useful storage or hot-desk space.

LOUNGE / BEDROOM 2

Apex ceiling, light pendant from ceiling, central heating radiator, grey fitted carpet, window with blinds, flexibly furnished.



This is a great, fully refurbished one bedroom first (top) floor flat now ready to let. Completely self-contained, the modern property will be flexibly furnished by the landlord and can be utilised as a one bedroom with a lounge or a 2 bedroom without. Once through your front door, you will find a great space for storage (think coats, hats, bags etc!) and then up further stairs to the rooms including newly fitted kitchen and bathroom, double bedroom, storage room/hot-desk space and further double bedroom or lounge. The property has Velux ceiling windows in the landing, kitchen and bathroom which adds extra natural light into the flat. The property is newly decorated and all flooring is also new. The kitchen comes complete with electric oven and hob, fridge freezer and washing machine and the bathroom has a new suite fitted comprising bath with shower over. A video tour is coming soon to homelets.co.uk and would be glad to arrange in person viewings. Get in touch with us today!

Energy performance certificate (EPC)

Flat 3 1 Monastery Road LIVERPOOL L6 0BH	Energy rating C	Valid until: 31 August 2029 <hr/> Certificate number: 0264-2877-6488-9321-7055
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Property type Top-floor flat

Total floor area 40 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		