



**NEW PHOTOS & VIDEO TOUR COMING SOON**

**BALCONY**

**EN SUITE SHOWER TO MASTER BEDROOM**

**UN FURNISHED WITH WHITE GOODS**

**LONDON ROAD LOCATION**

**GUEST BATHROOM WITH SHOWER OVER BATH**



**The Atrium**  
L3 8JA

**Monthly Rental Of**  
**£650**

## LIVING ROOM

Laminate flooring. Neutral painted walls. Double glazed sliding patio door leading out onto balcony.

## KITCHEN

Fitted kitchen units with integrated oven, washing machine and refrigerator. Partly tiled walls. Neutral painted walls. Spotlights in ceiling. Open plan with living room.



## BATHROOM

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

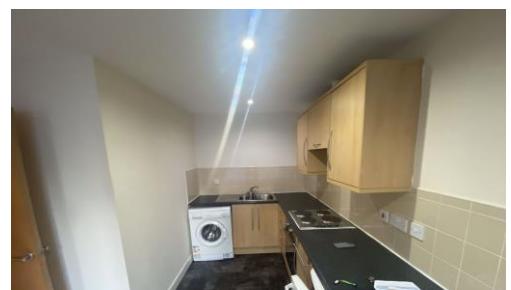


## BEDROOM 1

Electric heater. Double glazed window with curtains. Spotlights in ceiling. En-suite shower room.

## EN-SUITE

Attached to main bedroom. Corner shower unit, sink and toilet. Partly tiled walls. Neutral painted walls.



## BEDROOM 2

AVAILABLE EARLY JAN - this 2 bed city centre apartment available to let with in-person viewings offered from the first week of January (video tour coming soon to [homelets.co.uk](http://homelets.co.uk)). The apartment is ideally located for the City Centre, Universities, Lime Street station, Royal Liverpool Hospital and everything the city has to offer. London Road itself is a vibrant area and the Atrium is a popular purpose built development. With a lift to the second floor, the apartment has a BALCONY, BATHROOM + EN SUITE, and 2 DOUBLE BEDROOMS. The living area is spacious enough for dining and is open plan onto the kitchen which has all appliances included. Call us today to find out more about this apartment and register your interest with us!

# Energy Performance Certificate



Apartment 6 The Atrium, 141, London Road, LIVERPOOL, L3 8JA

Dwelling type: Mid-floor flat

Date of assessment: 26 October 2012

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Reference number: 9004-2826-7505-9722-1631

Type of assessment: RdSAP, existing dwelling

Total floor area: 67 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:**

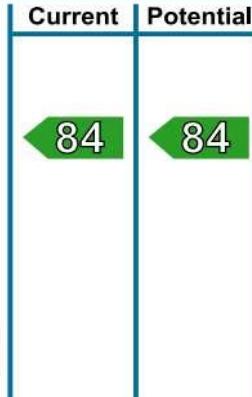
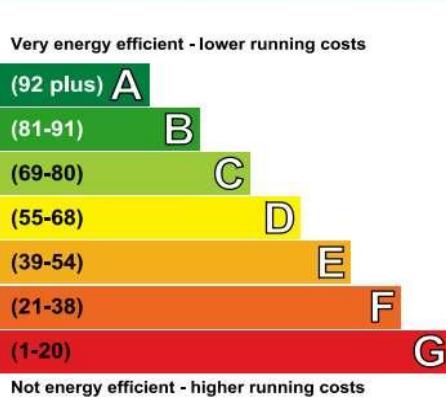
**£ 939**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings	
Lighting	£ 165 over 3 years	£ 165 over 3 years	Not applicable	
Heating	£ 438 over 3 years	£ 438 over 3 years		
Hot Water	£ 336 over 3 years	£ 336 over 3 years		
<b>Totals</b>	<b>£ 939</b>	<b>£ 939</b>		

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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).