



2ND FLOOR APARTMENT - WITH LIFT

WALKING DISTANCE TO CITY CENTRE

**VIDEO & LIVE CHAT AVAILABLE -
HOMELETS.CO.UK**

FURNISHED

12 MONTHS +

EPC B & COUNCIL TAX A



**Norton Street
L3 8QA**

**Monthly Rental Of
£695**

KITCHEN

FRESHLY PAINTED MAGNOLIA WALLS. LAMINATE FLOORING. FULLY FITTED AND EQUIPPED KITCHEN.

BEDROOM

RECENTLY FITTED BEIGE COLOURED CARPET. MATCHING FURNITURE SET- BED WITH MATTRESS, WARDROBE AND CHEST OF DRAWERS.

LIVING ROOM

FRESHLY PAINTED MAGNOLIA WALLS. LAMINATE FLOORING CONTINUES THROUGH FROM KITCHEN. NEW BLACK BONDED LEATHER SOFA. WOODEN DINING TABLE WITH 4 CHAIRS.

SHOWER ROOM

WALL MOUNTED ELECTRIC SHOWER. TOILET AND WASH BASIN.



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.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The floorplan is intended for guidance only and should not be relied upon as being accurate. Prospective purchasers should make their own arrangements to view the property before it has been sold and to guarantee us 100% exclusivity or otherwise it can be given to another agent.

This ONE BEDROOM apartment is set on the 2nd floor of a well maintained building which is located in the heart of the Fabric District just off London Road, the property comprises open plan lounge and kitchen, bathroom and double bedroom. There is a lift within the building and you will be within walking distance to Liverpool Lime Street, The Royal Liverpool Hospital and all that our city centre has to offer. Norton Street / London Road is a vibrant and eclectic area and properties within this post code do not stay empty for long! Get in touch with us today to book your appointment and check out the video on homelets.co.uk. 24/7 live chat is also available on homelets.co.uk. We're looking forward to hearing from you !

Energy performance certificate (EPC)

FLAT 19
8 NORTON STREET
LIVERPOOL
L3 8QA

Energy rating

B

Valid until:

27 July 2031

Certificate number: **0010-2818-1030-2829-6375**

Property type

Mid-floor flat

Total floor area

36 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 B. It has the potential to be B.

[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

