



**LARGE PRIVATE COURTYARD**

**WATER BILL INCLUDED IN RENT**

**UNFURNISHED WITH WHITE GOODS**

**FRESHLY PAINTED THROUGHOUT**

**GROUND FLOOR**

**MINUTES FROM LIVERPOOL SHOPPING PARK**



**Mill Lane  
L13 4AH**

**Monthly Rental Of  
£650**

## PRIVATE COURTYARD

Access through private wooden gates. Large patio with picnic bench. Wooden shed and outhouse. Pleasant private outside space.

## KITCHEN

Enter from private courtyard into ground floor flat (kitchen). Gloss unit fronts with chrome handles and contrasting work tops. Stainless steel sink under window overlooking private courtyard. Stainless steel hood extractor, gas hob and electric oven. Dishwasher, washing machine and fridge freezer included. Handy storage area off Kitchen.



## LIVING ROOM

From Kitchen. Side aspect window with blinds. Wall mounted radiator. Carpet and freshly painted walls.

## MASTER BEDROOM

Off Living Room. Carpet and neutral tinted walls. Unfurnished. Carpet. Neutral painted walls. Window with blinds overlooking private courtyard. Dressing Area leading to En Suite Shower Room. Wall mounted radiator.

## EN SUITE SHOWER

Corner shower cubicle, white basin in vanity unit and low level wc. Wall mounted mirror and sink.



This GROUND FLOOR, ONE BEDROOM, UNFURNISHED apartment is located on Mill Lane, minutes away from Edge Lane, Liverpool Shopping Park and the M62 motorway. A fabulous PRIVATE ENCLOSED LARGE COURTYARD gives this property the WOW factor and comes HIGHLY RECOMMENDED. The property is FRESHLY PAINTED throughout. Call us now to arrange your viewing!

# Energy Performance Certificate



102a Mill Lane, LIVERPOOL, L13 4AH

Dwelling type: Ground-floor flat  
Date of assessment: 19 May 2014  
Date of certificate: 20 May 2014

Reference number: 9518-3048-7265-2634-4924  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 48 m<sup>2</sup>

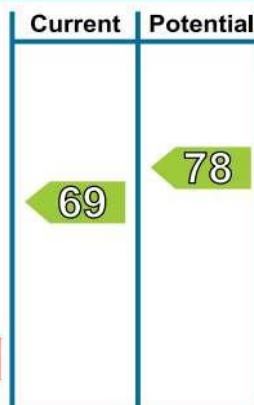
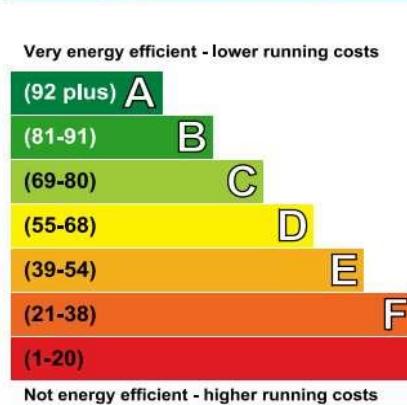
## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,569		
Over 3 years you could save	£ 456		
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 96 over 3 years	£ 96 over 3 years	
Heating	£ 1,248 over 3 years	£ 789 over 3 years	
Hot Water	£ 225 over 3 years	£ 228 over 3 years	
<b>Totals</b>	<b>£ 1,569</b>	<b>£ 1,113</b>	 You could save £ 456 over 3 years

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 potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 326	
2 Floor insulation	£800 - £1,200	£ 128	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.