



**2ND FLOOR CITY CENTRE APARTMENT**

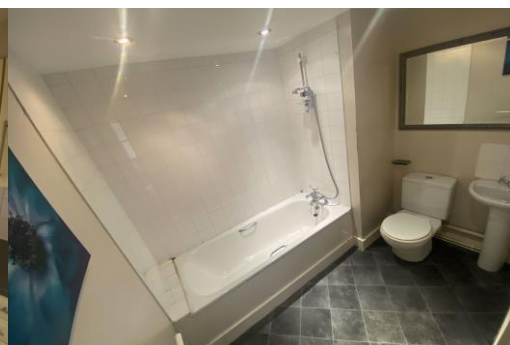
**BALCONY**

**FRONT FACING (ONTO LONDON ROAD)**

**LIFT**

**CLOSE TO LIVERPOOL LIME STREET, THE  
ROYAL LIVERPOOL HOSPITAL &**

**AVAILABLE NOW**



**Shandon Court**  
L3 8HY

**Monthly Rental Of**  
**£575**

### HALLWAY

Door from 2nd floor landing. Hallway with cupboard housing water tank and fuse board. Doors leading to bathroom, bedroom and open plan living / kitchen. Carpet laid. Wall mounted heater.

### BATHROOM

Fitted bath tub with shower overhead, sink and toilet. Wall mirror. Vinyl flooring.

### DOUBLE BEDROOM

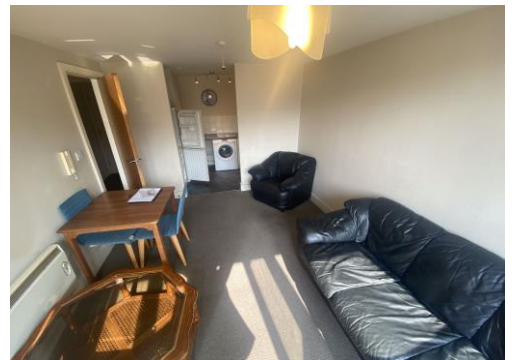
Window overlooking London Road. Double bed, wall heater, carpet fitted.

### LIVING

Floor to ceiling windows and doors leading out to the balcony overlooking London Road. Carpet, wall heater, dining table and 2 chairs, sofa, carpet laid.

### KITCHEN

Access from living room. Stainless steel sink and drainer. Electric hob and oven. White free standing fridge freezer and washing machine. Vinyl flooring.



**\*\*\*AVAILABLE NOW\*\*\*** This ONE BEDROOM, SECOND FLOOR partly furnished apartment is located on London Road close to Liverpool Lime Street Station, The Royal Hospital & both Universities. With a lift to the second floor, you enter the apartment into the hallway with doors leading to the Bathroom, Bedroom and Open Plan Lounge / Kitchen. The Bathroom has a white suite with sink, toilet and bath with shower over. The Bedroom comes with a double bed and the Lounge has doors out onto the balcony overlooking London Road. The Kitchen comes with fridge freezer, electric hob, oven and washing machine. Check out the video at [homelets.co.uk](http://homelets.co.uk).

# Energy performance certificate (EPC)

Flat 3 Shandon Court 73 London Road LIVERPOOL L3 8HY	Energy rating <span style="font-size: 2em; font-weight: bold;">C</span>	Valid until: <span style="font-weight: bold;">23 March 2032</span> <hr/> Certificate number: <span style="font-weight: bold;">3502-6127-6830-0634-2226</span>
--	--	--

Property type Mid-floor flat

Total floor area 42 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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