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FRESHLY PAINTED THROUGHOUT

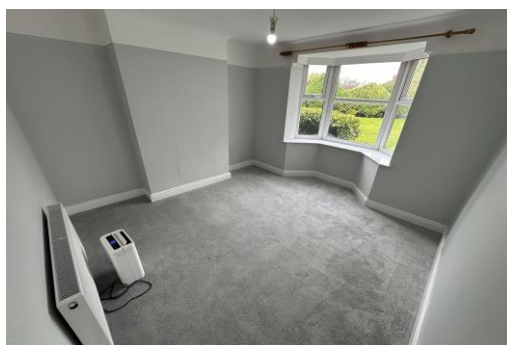
LONG TERM OPTION

CAR PARK

SECURE FOB ENTRY

NEW FLOORING THROUGHOUT

GROUND FLOOR



Alder Road
L12 2BB

Monthly Rental Of
£775

BATHROOM

Newly fitted, walk in shower, tiled throughout, white suite, double glazed window.

BED 1

Double glazed window overlooking rear gardens, freshly painted, new carpets fitted.

LOUNGE

Double glazed front aspect windows, new decor and carpets.

KITCHEN

Fitted wall and base units, stainless steel sink and integrated appliances.



This is a newly refurbished ground floor 1 bed apartment in West Derby. Complete with residents parking, this quiet and secure building is very well maintained with attractive gardens. There's an array of shops and restaurants locally and the building itself is opposite Alder Hey Children's Hospital. In brief the property comprises an entrance hallway, a kitchen with integrated appliances, a modern bathroom with a walk in shower, a double bedroom and lounge. This property comes highly recommended by Homelets & Sales. Video available to view on homelets.co.uk where you can also request your viewing. We look forward to showing you this property in person !

Energy performance certificate (EPC)

1b, Eaton Grange
LIVERPOOL
L12 2BB

Energy rating

E

Valid until:

30 December 2029

Certificate
number:

8994-5236-1829-3097-
6213

Property type

Ground-floor flat

Total floor area

44 square metres

Rules on letting this property

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

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 rating and score

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

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

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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		75 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		