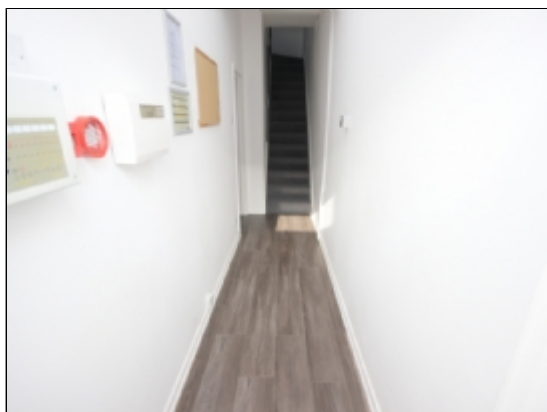


Alderson Road, L15

5 bedrooms

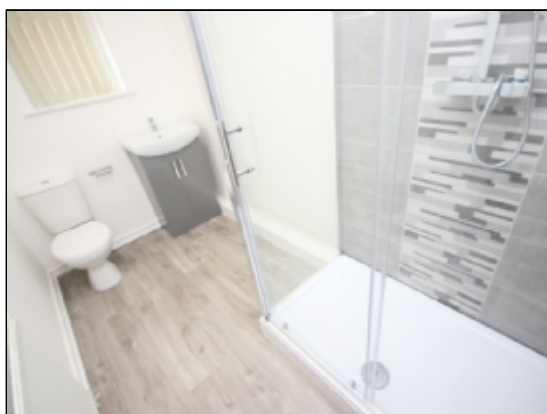
yourplace
The Student Letting Agency



Price Advertised is for Standard Package (Unlimited Water, Wi-fi, TV, TV License & Allowance Towards Gas & Electric). Uncapped Option Available - Contact us for more information!

5 Bedroom Student Property with 2 bathrooms

0.3 Miles to Asda and Aldi Supermarkets
0.7 Miles to Picton Lifestyles Leisure and Gym
0.7 Miles to the Brookhouse Pub
1.1 Mile to University of Liverpool (23 Minute walk)



This lovely student property is just off Smithdown Road. The properties on Alderson Road are generally larger than properties further down Smithdown road and benefit from being a 30 minute walk to the Main University Campus, so walking to university is an option with this location.

It has bedrooms over 3 floors and features 2x modern bathrooms. The lounge comes with 2x leather sofas, coffee table & flat screen TV. The kitchen comes with a fridge freezer, washing machine and oven. This house also has a large rear yard. All bedrooms are of a really good size and are all furnished with double bed, mattress, wardrobe, chest of drawers, desk, chair and blinds or curtains.

Book a viewing today by calling 0151 733 7888.

REF: AE25AR

**Rent is inclusive
of utility bills and
wireless internet!**



GAS



ELECTRIC



WATER



**WIRELESS
INTERNET**

Energy Performance Certificate



25, Alderson Road, LIVERPOOL, L15 2HL

Dwelling type: Semi-detached house
Date of assessment: 16 May 2018
Date of certificate: 16 May 2018

Reference number: 9368-8073-6245-5538-3940
Type of assessment: RdSAP, existing dwelling
Total floor area: 139 m²

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

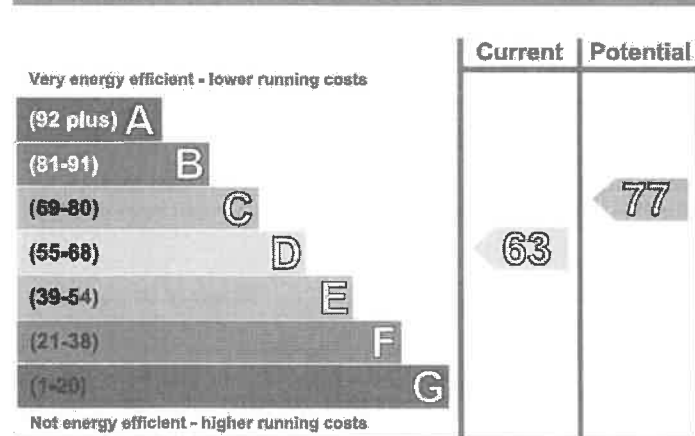
Estimated energy costs of dwelling for 3 years:	£ 3,633
Over 3 years you could save	£ 681

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 243 over 3 years	
Heating	£ 3,057 over 3 years	£ 2,481 over 3 years	
Hot Water	£ 333 over 3 years	£ 228 over 3 years	
Totals	£ 3,633	£ 2,952	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 390
2 Floor insulation (suspended floor)	£800 - £1,200	£ 186
3 Solar water heating	£4,000 - £6,000	£ 105

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.