

Rossett Avenue, L17

6 bedrooms



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!

6 Bedroom student property

0.3 Miles to Asda and Aldi Supermarkets
0.7 Miles to Picton Lifestyles Leisure and Gym
0.3 Miles to the Brookhouse Pub

This lovely student property is located in the heart of the student community as it is central on Smithdown Road. This is the most popular area for students due to the convenience of having all amenities on your door step and being situated on a main bus route to the city centre.



This 6 bedroom student property is always a firm favourite due to its perfect location! This house has an open plan kitchen & lounge and has a breakfast bar with stools. The lounge features leather sofas and a flat screen TV, with the kitchen having and an american fridge freezer. One bathroom is located on the ground floor and one is on the first floor. All bedrooms are furnished with double bed, wardrobe, chest of drawers, desk, chair and blinds or curtains.

Due to its perfect location, this will go quick so book a viewing now on 0151 733 7888.

REF: TL5RA

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



GAS



ELECTRIC



WATER



**WIRELESS
INTERNET**

Energy Performance Certificate



5, Rossett Avenue, LIVERPOOL, L17 2AP

Dwelling type: end-terrace house

Date of assessment: 16 April 2013

Date of certificate: 16 April 2013

Reference number: 8801-5260-1729-2397-6473

Type of assessment: RdSAP, existing dwelling

Total floor area: 737 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:	£ 8,691
Over 3 years you could save	£ 474

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 513 over 3 years	£ 513 over 3 years	
Heating	£ 7,824 over 3 years	£ 7,350 over 3 years	
Hot Water	£ 354 over 3 years	£ 354 over 3 years	
Totals	£ 8,691	£ 8,217	

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		
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	Current 79	Potential 82

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	£ 473	
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 639	

To find out more about the recommended measures and other actions you could take today to save money, visit 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.