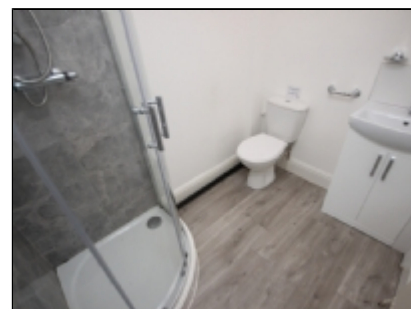


Alderson Road, L15

5 bedrooms



All inclusive bills (no cap!)

Standard Package Also Available - Message 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 located on a very popular student road, Alderson Road, which is just off Smithdown Road. Only being a 30 minute walk to the Main University Campus, so walking to university is an option with this location.

This student property has bedrooms over 3 floors and features modern bathrooms. The lounge is spacious and features large sofas, a flat screen TV mounted the wall and a dining table with chairs. The kitchen is a reasonable size, with fitted cupboards, washing machine and fridge freezer. All bedrooms are of a good size and are all furnished with double bed, mattress, wardrobe, chest of drawers, desk, chair and blinds or curtains.

Call today for a viewing on 0151 733 7888

REF: AE26AR

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



GAS



ELECTRIC



WATER



**WIRELESS
INTERNET**

Energy Performance Certificate



26, Alderson Road, LIVERPOOL, L15 2HL

Dwelling type: Semi-detached house
Date of assessment: 17 May 2018
Date of certificate: 17 May 2018

Reference number: 0258-2833-6751-9398-4361
Type of assessment: RdSAP, existing dwelling
Total floor area: 128 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

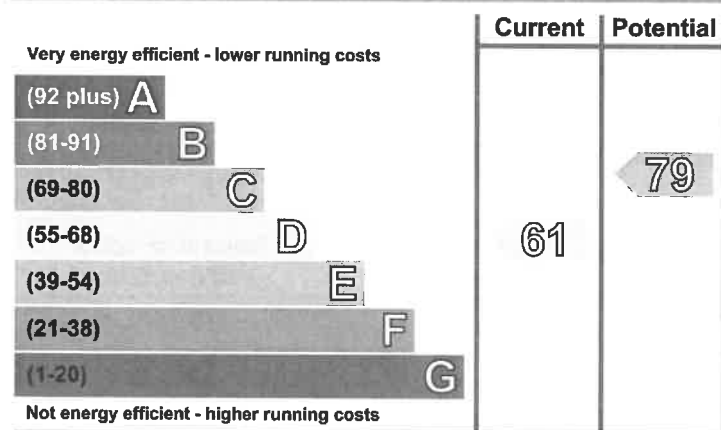
Estimated energy costs of dwelling for 3 years:	£ 3,663
Over 3 years you could save	£ 1,002

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 231 over 3 years	
Heating	£ 3,108 over 3 years	£ 2,208 over 3 years	
Hot Water	£ 324 over 3 years	£ 222 over 3 years	
Totals	£ 3,663	£ 2,661	

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 Internal or external wall insulation	£4,000 - £14,000	£ 720
2 Floor insulation (suspended floor)	£800 - £1,200	£ 177
3 Solar water heating	£4,000 - £6,000	£ 102

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.