

Kenmare Road, L15

4 bedrooms

yourplace
The Student Letting Agency



4 Bedroom Student Property

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

This modern student property is located in the heart of the student community as it is central on Smithdown Road. This is the perfect place to get to know other students and visit local food establishments and bars. Kenmare Road is a very popular student road.

This is a very good size property for 4 people. The lounge and kitchen are very modern with an open plan feeling and double doors looking out onto the yard. The lounge comes with leather sofas, flat screen TV and kitchen comes with fridge freezer, oven and washing machine. All bedrooms are furnished with double beds, wardrobes, chest of drawers, desk, chair and blinds.

Call today on 0151 733 7888 for a viewing!

REF: RJ57KR

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



GAS



ELECTRIC



WATER



**WIRELESS
INTERNET**

Energy performance certificate (EPC)

57 KENMARE ROAD LIVERPOOL L15 3HQ	Energy rating D	Valid until:	23 June 2031
		Certificate number:	2700-3478-0422-6028-3693

Property type
Mid-terrace house

Total floor area
89 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 D. It has the potential to be C.

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