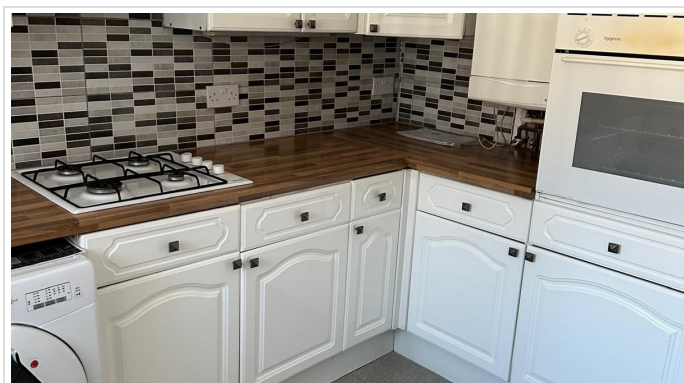


2 Bed Flat In Eaton Road West Derby, Liverpool, Liverpool, L12 2AJ £800 Monthly





SHORT DESCRIPTION

Property Ref: 2777 99home are delighted to offer this very spacious (979 Sq Ft) recently refurbished self-contained two bedroom flat. The kitchen has fridge freezer washing machine, one bedroom has fully fitted wardrobes and brand new bathroom with shower. Above a shop with the private front entrance for the sole use of the flat, opposite Alder Hey hospital, parking available at the rear of the shop but not allocated (communal) Available Immediately MUST SEE OPPORTUNITY. ROOM MEASUREMENTS Kitchen 3420cm x 3070cm Bathroom 1010 cm x 890cm Living Room 4440cm x 3280cm Bedroom 1 3600cm x 3600cm (Fitted wardrobes all the way across the whole side of one wall) Bedroom 2 3680cm x 3420cm max Hallway 910cm x 4750 cm AREA; 980Sq Ft Council Tax Band; A EPC Rating; E AVAILABLE IMMEDIATELY VIEWING BY APPOINTMENT Property Type: Flat Full Renting price: £800.00 Pricing Options: Guide Price Tenure: 12 months Council tax band: A EPC rating: E Measurement: 979.516 sq.ft. Outside Space: N/A Parking: Communal, On street Heating Type: Gas Central Heating -----

2

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Top-floor flat
Total floor area	91 square metres

Rules on letting this property

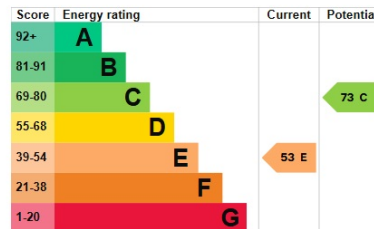
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

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

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