

## Poulton Road, Wallasey

£600PCM (Deposit: £692)

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### Rules on letting this property

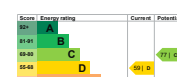
Properties can be rented if they have an energy rating from A to E.

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/properties-cannot-be-let-against-minimum-energy-efficiency-standards-landlord-guidance) <https://www.gov.uk/guidance/properties-cannot-be-let-against-minimum-energy-efficiency-standards-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.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D

the average energy score is 60

Tax Band: A Furnished: Unfurnished Council Tax Band A EPC Rating D

\*In the process of being redecorated\* This fantastic two bedroom, first floor flat has a stylish kitchen, open plan to the living area and modern bathroom. Well placed for schooling and just a short drive to the Liverpool tunnel and M53 motorway which leads to Chester and the M56, making it good for commuters. Interior: communal entrance, inner hallway, bathroom, living room open plan kitchen and two bedrooms. Complete with uPVC double glazing, and electric heating. Call the office to arrange your viewing today!! This property is exclusively listed with Harper and Woods, please contact us to arrange a viewing and apply for the property.

## Key Features

- Two Bedroom First Floor Flat
- Holding Deposit Required
- Modern Kitchen Open Plan to Living Area
- Electric Heating and uPVC Double Glazing
- EPC Rating D
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