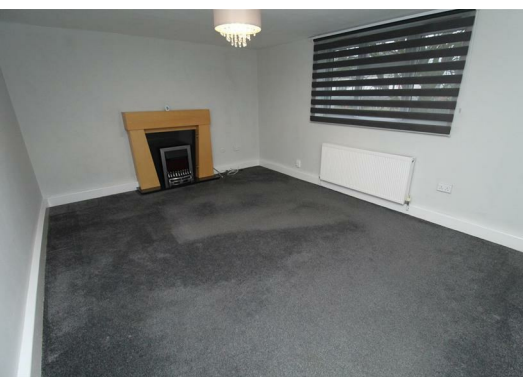




Chelsea Lea, Orrell Lane, Liverpool, L9 8BN

£750 Per calendar month

Grosvenor Waterford are delighted to offer for Let this spacious purpose built two bedroom first floor flat situated off Orrell Lane, Orrell Park, near Orrell Park Railway Station and local amenities. The well presented accommodation briefly comprises communal entrance with intercom access, hallway, lounge, kitchen with dining area, two double bedrooms and bathroom. The property also benefits from gas central heating and uPVC double glazing.



Communal Entrance

intercom access, stairs to all floors

Hallway

laminate flooring, large built in cupboard for storage, radiator, intercom access

Lounge

16'7" x 12'5" (5.08m x 3.79m)

uPVC double glazed window to front aspect with new roller blind, radiator, electric fire in feature surround, carpet

Breakfast Kitchen

18'4" x 9'0" (5.59m x 2.75m)

fitted kitchen with a good range of base and wall cabinets with complementary worktops and separate built in storage cupboards, new integrated oven and gas hob with extractor over, plumbing for washing machine, tiled splashbacks, vinyl flooring, radiator, two uPVC double glazed windows to rear aspect

Bedroom 1

12'5" x 9'3" (3.79m x 2.83m)

uPVC double glazed window to front aspect with new roller blind, radiator, carpet

Bedroom 2

12'5" x 9'3" (3.79m x 2.83m)

uPVC double glazed window to front aspect with new roller blind, radiator, carpet

Bathroom

7'6" x 6'1" (2.29m x 1.86m)

modern white suite comprising; panelled bath with mains shower over, wash hand basin, low level w.c., chrome heated towel rail, tiled walls, vinyl flooring, two uPVC double glazed windows to rear aspect

Outside

Communal Areas

intercom access, tiled floors, locked storage cupboard, rear paved area with side gardens, private parking to side

Note to Tenants

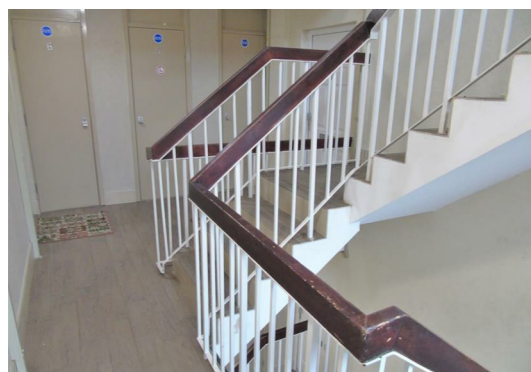
Every care has been taken with the preparation of these Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the tenancy. Photographs are reproduced for general information and all dimensions are approximate. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. All properties are available for a minimum of six months. A security deposit of at least one month's rent is required. Rent is always to be paid one month in advance. It is the tenant's responsibility to insure any personal possessions. Notifying and subsequent payment of all utilities, including water rates or metered supply and Council Tax is the responsibility of the tenant in every case.

Tenant Referencing

To secure this property satisfactory references are required from prospective Tenant's employers or accountant (if self employed), current landlord (if appropriate), a credit check will be undertaken and a Guarantor may be required in some cases. The referencing process will be fully explained to a Tenant upon receipt of an Application Form and we may use the services of an independent referencing company to obtain and validate references. There are no tenant referencing, application or move in fees but a holding deposit will be required.

HOLDING DEPOSIT

A holding deposit of £100 (or 1 weeks rent if less) is required to secure the property for 15 days. If the Landlord then decides to rent to you we will deduct this amount from the security deposit that you are required to pay on the day you move in. If the Landlord decides not to rent to you then this amount will be fully refunded. However if you change your mind and decide not to proceed, or provide false or misleading information, or if you cannot pass a 'Right to Rent' immigration check then the Holding Deposit will NOT be refunded. You should therefore only pay it if you are serious about taking on the tenancy.



Energy Efficiency Rating		
	Current	Potential
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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		