



Grosvenor Waterford  
ESTATE AGENTS LIMITED

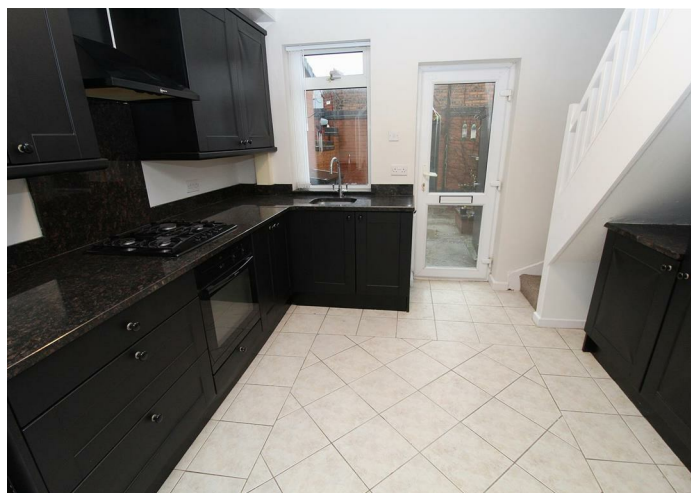
Kingswood Avenue, Aintree, Liverpool, L9 0JW





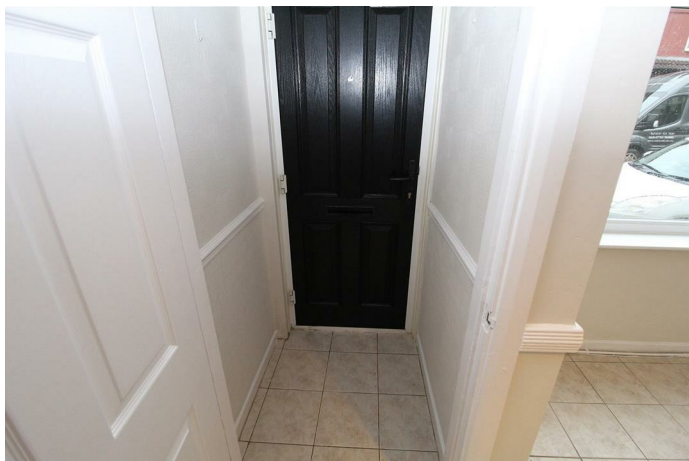
Grosvenor Waterford are delighted to offer for Let this two bedroom, unfurnished, terraced property, situated in popular residential area of Aintree, close to transport links and local amenities. The accommodation has been recently renovated and briefly comprises; living room and kitchen with two double bedrooms and a bathroom to the first floor. Outside there is an enclosed rear yard. The property benefits from uPVC double glazing and gas central heating. Early viewing recommended.

**£795 Per calendar month**





### Vestibule



front entrance door, tiled floor

### Living Room 12'9" x 11'6" (3.91m x 3.51m)



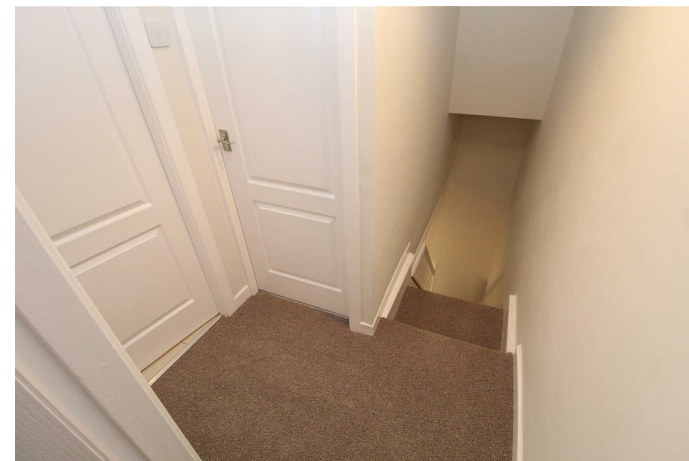
uPVC double glazed window to front aspect, electric fire in feature surround, radiator, tiled floor, open to kitchen

### Kitchen 9'0" x 11'5" (2.75m x 3.50m)



fitted kitchen with a range of base and wall cabinets with contrasting granite worktops, integrated Neff oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, tiled floor, uPVC double glazed window to rear aspect, uPVC double glazed door to rear courtyard, stairs to first floor

### Landing



### Bedroom 1 9'5" (max) x 11'7" (2.89m (max) x 3.55m)



uPVC double glazed window to front aspect, radiator

Bedroom 2 9'2" (max) x 8'5" (2.80m (max) x 2.59m)



uPVC double glazed window to rear aspect, radiator, built in cupboard (housing Vaillant combi boiler)

Bathroom 5'11" x 5'10" (1.81m x 1.80m)



modern white suite comprising; panelled bath with shower mixer tap, wash hand basin and low level w.c. tiled floor and walls

Outside

Rear Courtyard



walled yard with gated access to rear

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.

