



Dapple Heath Avenue, Melling, Liverpool, L31 1GA

Grosvenor Waterford are pleased to offer for Let this first floor two bedroom apartment situated on this popular residential estate in Melling. The property briefly comprises ; entrance hall, open plan lounge-dining room, kitchen, two double bedrooms and family bathroom. The property also benefits from uPVC double glazing and gas central heating and private parking.

£850 Per calendar month



Communal Entrance



ground floor entrance door with hall and stairs leading solely to this apartment

Entrance Hall



front entrance door, laminate flooring, radiator, telephone intercom

Lounge 14'5" x 11'0" (4.40m x 3.37m)



uPVC double glazed window to front aspect, radiator, laminate flooring, two cabinets, open to dining room

Dining Room 7'10" x 9'9" (2.40m x 2.98m)



uPVC double glazed window to rear aspect, radiator, laminate flooring, table and chairs, freestanding freezer and tumble dryer, open to kitchen

Kitchen 8'11" x 7'3" (2.73m x 2.22m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrate oven and gas hob with extractor over, integrated fridge, freestanding washing machine, laminate flooring, tiled splashbacks, inset ceiling spotlights, uPVC double glazed window to rear aspect

- 1st Floor 2 Bed Apartment
- Gas Central Heating

- EPC Rating C
- Private Parking

- uPVC Double Glazing
- Great Location

Bedroom 1 11'8" x 10'9" (+wardrobe) (3.56m x 3.29m (+wardrobe))



uPVC double glazed window to front aspect, built in wardrobes, radiator

Bedroom 2 9'6" x 7'6" (2.90m x 2.29m)



uPVC double glazed window, radiator, freestanding wardrobe

Bathroom



modern white bathroom suite comprising; panelled bath with mains shower, low level w.c. and wash hand basin, inset ceiling spotlights, tiled flooring and walls, uPVC double glazed window to rear aspect

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		



