

Kingswood Avenue, Aintree, Liverpool, L9 0JN
£850 Per calendar month

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 briefly comprises; lounge, dining room, kitchen and downstairs bathroom. To the first floor there are two double bedrooms. Outside there is an enclosed rear yard. The property benefits from uPVC double glazing and gas central heating. Early viewing recommended.







Lounge
12'9" x 11'4" (3.89m x 3.47m)
uPVC double glazed front door and window to front aspect, radiator, electric fire in feature surround, open to dining room

Dining Room
11'4" x 8'11" (3.47m x 2.72m)
uPVC double glazed window to rear aspect, radiator, stairs to first floor

Kitchen
10'4" x 6'6" (3.16m x 2.00m)
fitted kitchen wit a range of base and wall cabinets with complementary worktops, integrated double oven and gas hon with extractor over, plumbing for washing machine, tiled splashbacks, uPVC double glazed window to side aspect

Utility Space
uPVC door to rear garden

Bathroom
5'7" x 6'7" (1.72m x 2.02m)
white suite comprising; panelled bath with shower/mixer tap, low level w.c. and wash hand basin, radiator, part tiled walls, uPVC double glazed frosted window to side aspect

First Floor

Landing

Bedroom 1
10'9" x 11'4" (3.29m x 3.47m)
uPVC double glazed window to front aspect, radiator

Bedroom 2
9'2" x 8'6" (2.81m x 2.60m)
uPVC double glazed window to front aspect, radiator

Outside

Rear Yard

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.

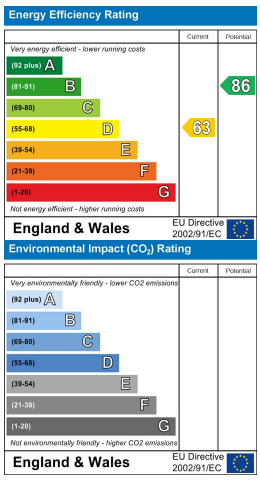
Tenant Referencing
To secure this property satisfactory references are required from prospective Tenant's employers or accountant (if self employed), current landlord (if appropriate), a credit check will be undertaken and a Guarantor may be required in some cases. The referencing process will be fully 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.











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The Property Ombudsman