



73 London Road, Liverpool, L3 8HY

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for Let this two bedroom penthouse apartment in Shandon Court on London Road, perfect for walking to city centre shops, universities, Royal Liverpool Hospital and Lime St Train Station. With only two top floor apartments, No51 boasts stunning views over the city skyline towards both Cathedrals. Access is via secure ground floor entrance where there is a reception and coffee bar, as well as stairs and lift to all floors. With secure coded access to the top floor, the apartment accommodation briefly comprises: entrance hall, open plan living area/kitchen with access to the balcony, two bedrooms and a shower room. The property benefits from panoramic double glazed windows and electric heaters. The rent includes utility bills.

£1,250 Per calendar month



Communal Entrance

secure entrance door with access to stairs and loft to all floors
separate access to a reception area and coffee bar on the ground floor
secure coded access to sixth floor and the two penthouse apartments

Apartment Entrance Hall

front door, electric wall heater, built in cupboard

Open Plan Living Room/Kitchen



panoramic double glazed windows, electric wall heater and laminate flooring, door to balcony
kitchen area with integrated oven and hob, plumbing for washing machine, space for fridge, tiled splashbacks, electric wall heater

Bedroom 1



double glazed french doors to balcony, electric wall heater, laminate flooring

Bedroom 2



double glazed windows, electric wall heater, laminate flooring

Shower Room



white suite comprising; shower cubicle, low level w.c. and wash hand basin, heated towel rail, tiled walls, inset ceiling spotlights,

Balcony



timber decked balcony with fabulous views over the city centre skyline

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	



