



## **Dapple Heath Avenue, Melling, Liverpool, L31 1GA**

### **£900 Per calendar month**

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.



### Entrance Hall

Laminated flooring, radiator, telephone intercom

### Bedroom 1

UPVC double glazed window, carpet, bed, bed side cabinets, built in wardrobes, radiator

### Bedroom 2

UPVC double glazed window, carpet, radiator

### Lounge / Diner

UPVC double glazed windows, carpet, radiator, two seater sofa x 2, TV unit, side drawer unit, dining table with four chairs, stand alone freezer

### Kitchen

UPVC double glazed window, selection of modern wall and base units with complimentary work top, integrated fridge, integrated electric oven, gas hob with extractor over, tiled flooring, washing machine

### Bathroom

UPVC double glazed window, tiled flooring and walls, modern white bathroom suite comprising ; panelled bath with mains shower, low level w.c, pedestal hand wash basin

### 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 when application form received 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 and also no holding deposit is required. A deposit equivalent to one months rent will be required on occupying the property.



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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