



South Park Court, Westvale, Kirkby, L32 2BD

Grosvenor Waterford
ESTATE AGENTS LIMITED





We are pleased to offer for Let this second floor, one bedroom apartment close to Kirkby Station and local amenities. The property has been completely renovated recently and briefly comprises; communal entrance with security entrance system, hall, living room, kitchen, bedroom and bathroom. Outside there is communal off road parking and communal gardens. The property also benefits from uPVC double glazing and the property is all electric.

£600 Per calendar month



Communal Entrance

uPVC communal entrance door with internal stairs to all floors

Hall



uPVC front door, laminate flooring, electric heater, built in cupboard

Living Room 14'9" x 11'2" (4.51m x 3.42m)



uPVC double glazed window to rear aspect, laminate flooring, electric heater

Kitchen 8'2" x 11'3" (2.50m x 3.43m)



new fitted kitchen with a range of base and wall cabinets with complementary worktops, electric cooker, space for fridge freezer, plumbing for washing machine, laminate flooring, tiled splashbacks, built in cupboard, uPVC double glazed window to front aspect

Bedroom 11'9" x 9'3" (3.60m x 2.82m)



uPVC double glazed window to rear aspect, laminate flooring, electric heater, built in double wardrobe

Bathroom 5'6" x 6'4" (1.68m x 1.94m)



newly fitted bathroom with white suite comprising; panelled bath with electric shower over, wash hand basin and low level w.c., uPVC double glazed window to front aspect

Communal Gardens and Parking

large communal garden space and parking areas

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.





