Grosvenor Waterford
ESTATE AGENTS LIMITED

Longmoor Lane, Fazakerley, Liverpool, L10 9LA

The Property Ombudsman

Grosvenor Waterford
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197 Altway, Aintree, Liverpool, L10 6LB
Tel: 0151 526 7638
Email: info@grosvenorwaterford.com

Grosvenor Waterford are pleased to offer for Let this recently renovated and spacious duplex three bedroom flat, situated in a row of shops on Longmoor Lane, close to Aintree University Hospital, Fazakerley Train Station and Fazakerley High School. The accommodation briefly comprises; entrance hall, living room and newly fitted kitchen to the ground floor with large first floor landing area servicing three double bedrooms and a newly fitted bathroom and w.c.. Outside there is an enclosed rear yard. The property also benefits from new floorings throughout, repainted walls, uPVC double glazing and gas central heating with a new Worcester boiler.

£950 Per calendar month

Entrance Hall

composite front door, radiator, part new carpet/part new laminate flooring, stairs to first floor

Lounge 15'9" x 15'6" (4.81m x 4.74m)

uPVC double glazed windows to side and rear aspects, two radiators, new laminate flooring

Kitchen 15'8" x 9'4" (4.80m x 2.87m)

new fitted kitchen with a range of fitted base and wall cabinets with complementary worktops, plumbing for washing machine, space for fridge freezer, integrated oven and hob with extractor over, new Worcester boiler, radiator, laminate flooring, tiled splashbacks, inset ceiling spotlights, two new uPVC double glazed windows to side aspect, new uPVC double glazed door to rear yard

First Floor

Landing

split level landing with new laminate flooring, radiator

Bedroom 1 16'8" (max) x 20'0" (5.10m (max) x 6.11m)

two uPVC double glazed windows to front aspect, radiator, meter cupboard, new laminate flooring

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- 3 Bedroom Duplex Flat
- Gas Central Heating with new Boiler
- Very Large Property
- EPC Rating D
- Recently Refurbsihed Throughout
- uPVC Double Glazing
- New Floorings

Bedroom 2 12'7" x 12'0" (3.85m x 3.67m)

uPVC double glazed window to rear aspect, radiator, new laminate flooring

Bedroom 3 15'10" x 9'7" (4.84m x 2.93m)

uPVC double glazed windows to side and rear aspects, radiator, new laminate flooring

Bathroom 6'8" x 5'7" (2.04m x 1.71m)

newly refitted with a bath with mains shower over and wash hand basin in vanity cabinet, chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

W.C.

uPVC double glazed window to side aspect, tiled flooring, low level 2-in-1 w.c. with sink

Outside

Rear Yard

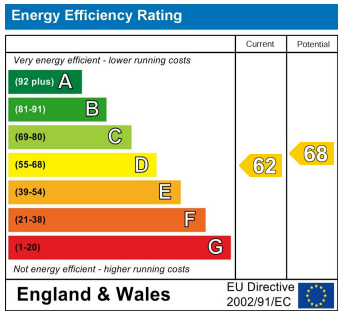
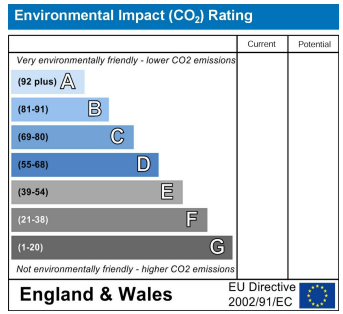
access to rear alley - shared with shop

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.