

- 1 Reception
- Garston
- Fitted Kitchen
- 2 Bedrooms
- Flat
- Bathroom


Marshalls are delighted to offer for rent this duplex apartment situated on the popular high street of St Marys road in Garston Village. The property is on major bus routed to the city centre and Liverpool airport and is also a 5 minute walk from Liverpool south parkway train station. The property comprise of Entrance hallway, Spacious lounge, modern open plan kitchen, large bathroom with bath and 2 Double bedrooms. The property is situated over two floors with the second bedroom being on the upper floor. The property comes fitted with white goods. Call Marshall s today to arrange a viewing.

Important Notice -
Marshallets limited endeavour to make our property particulars accurate and reliable, however, they do not constitute or form part of any offer or contract and are not to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective renters only, and are not precise. If you require clarification or further information on any points, please contact

Application fees: $£ 150.00$ including vat for the first applicant. For each additional applicant there will be an additional charge of $£ 85.00$ including vat. If a guarantor is required there will be a charge of $£ 50.00$ including vat. For further information on fees please call us or visit the tenants page of our website. www.marshall-property.co.uk/renting before making a decision to proceed with any of our properties.


| Energy Efficiency Rating |  |  |
| :---: | :---: | :---: |
|  | Current | Potential |
| Very energy efficient - lower running costs |  |  |
| (92-100) A |  |  |
| (81-91) $\quad$ B |  |  |
| (69-80) C |  |  |
| (55-68) D |  | 65 |
| (39-54) 居 |  |  |
| (21.38) F | 34 |  |
| $11.20)$ G |  |  |
| Not energy efficient - higher running costs |  |  |
| England, Scotland \& Wales | U Directive 200291/EC | E\% |



Address:
St Marys Road, Garston, Liverpool L19

## Reference <br> mar00457

