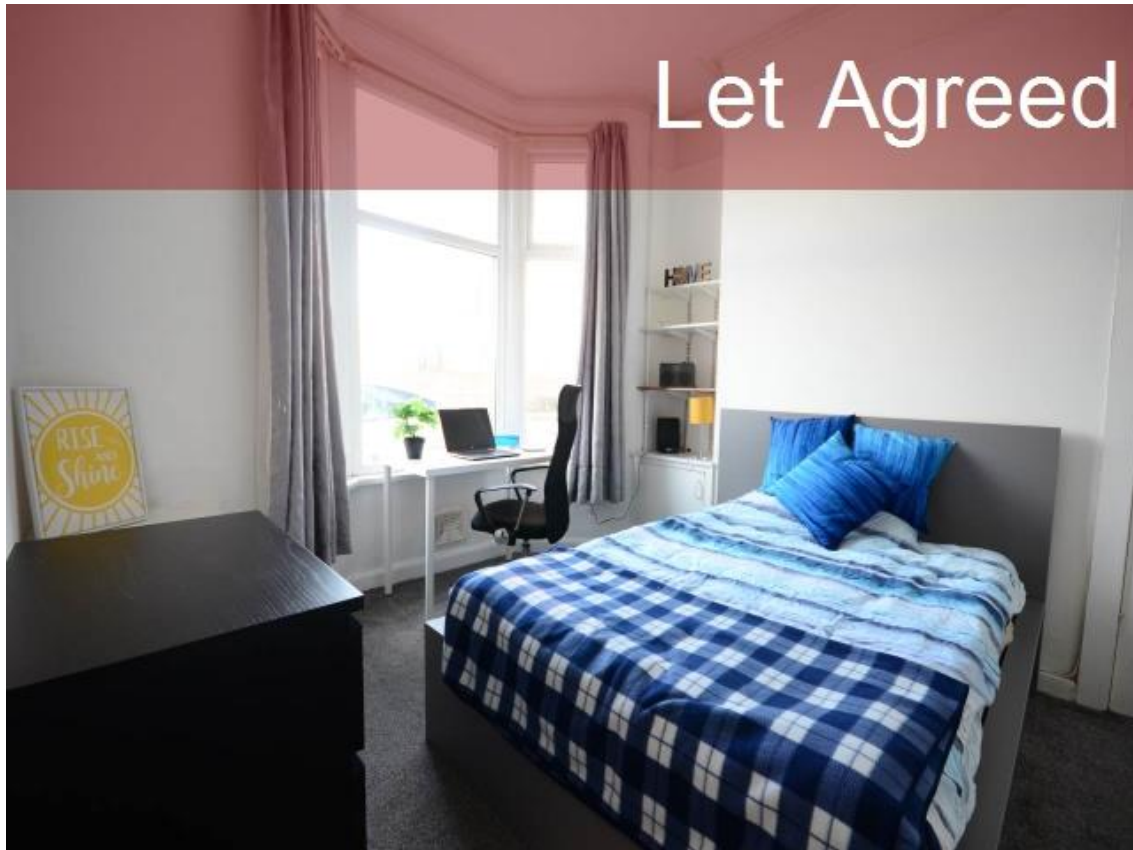


Topproperty Services

<http://www.topproperty-lettings.com>



Picton Road

, Wavertree, Liverpool, Merseyside, L15 4LH

Rental £2,600 pcm

5 bedroom House Share available 01 August 2025

337 Smithdown Road, Wavertree, Liverpool, L15 3JJ
info@topproperty-services.com

0151 733 2200

Opening Times

Mon 09.00 - 17.00; Tues 09.00 - 17.00
Wed 09.00 - 17.00; Thurs 09.00 - 17.00
Fri 09.00 - 17.00; Sat Closed; Sun Closed

Topproperty Services

<http://www.topproperty-lettings.com>

- * Furnished
- * Includes Bills
- * See our website for 360° Virtual Tour!
- * Bathrooms: 2

Situation

Simply stunning student house available from August Topproperty Student Homes are pleased to offer this substantial 5 bedroom house to let. The property has a modern, fully fitted kitchen, five double bedrooms, two high quality bathrooms, and a superb large open plan lounge/living space. The property comes fully furnished ready for occupation: Beds, wardrobes, desks and chairs are provided, as well as sofas, a coffee table and wall mounted TV. Includes Superfast 250 Mb Fiber Broadband LARGE LOUNGE AND KITCHEN This house benefits from a large bright kitchen, with plenty of work space and appliances. SUPER MODERN BATHROOMS The two bathrooms have a shower, sink and one comes with a full bath. The bathrooms are fully tiled and modern. FULLY EQUIPPED BEDROOMS The bedrooms come with superb furniture including stylish and comfy beds, wardrobes and desks and built in wardrobes to some of the bedrooms. GREAT LOCATION This house is located off Alderson Road, on Picton Road, and is a short hop into the city for University. DEPOSIT Tenants are required to pay a £300 deposit per person based on being able to provide a guarantor accepted under Top Property's terms and conditions. (Please see our website for more information). UTILITIES Properties advertise as bills included consist of electric, gas, water, and broadband. (For utility allowance prices these are dependent upon the size of the property, please see our website for more information). MAINTENANCE At TopProperty we use an online maintenance reporting system helping you to get the most out of your tenancy. This allows for communication to be done via chat Property Ref: inst-2066

- * Central Heating
- * Flatscreen TV in lounge
- * Can't view? We have a video tour on our website!
- * Includes Ultra Fast 250Mb Fiber Broadband

All measurements are approximate.

- * Fully furnished
- * Two bathrooms
- * Suitable for Students

Further Information

The deposit required is £1,500

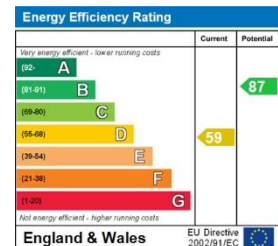
The bills included in the rent are Electricity, Gas, Telephone and Water

The landlord is willing to rent this home to Student

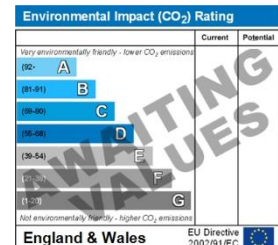
The landlord is willing to rent the property for a minimum of 11 Months and a maximum of 11 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 13/12/2024

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Topproperty Residential and Student Lettings, 2024. Topproperty Residential and Student Lettings Registered in England No. 5820819