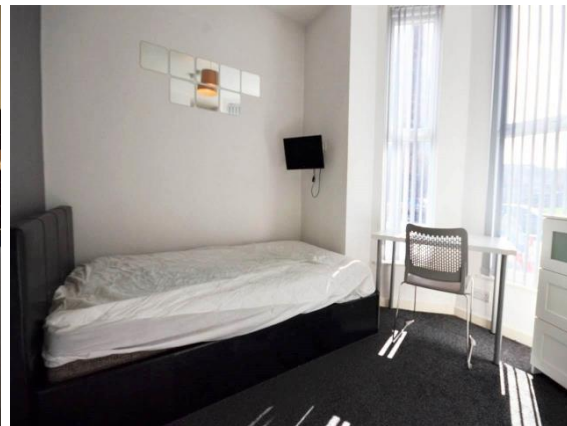


# Topproperty Services

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



## Kensington (Bills Exclusive)

, Kensington, Liverpool, L7 2RE

# Rental £1,083.33 pcm

2 bedroom House Share available Now

337 Smithdown Road, Wavertree, Liverpool, L15 3JJ

[info@topproperty-services.com](mailto: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
- \* Fully furnished
- \* Includes Bills

- \* Double Beds
- \* 2 double bedrooms

- \* Modern Bathroom
- \* Includes Broadband

## Situation

**SUPERB TWO BEDROOM APARTMENT** This amazing property boasts two smart bedrooms, a large lounge and a spacious kitchen. The location is superb, right next to Kensington Fields and a short distance to the university area, the Liverpool Royal Teaching Hospital and the city centre. This is an absolute must see property. Modern lounge The property has a very large lounge with modern furnishings. Modern kitchen The house has a smart and modern kitchen, as well as all standard white goods. Good quality bedrooms There are two bedrooms with all furniture necessary for sleep, relaxation and study, with each bedroom comes with desk, wardrobe and bed. Amazing location The house is in a great position in Kensington on the edge of Kensington Fields. Giving you a very quick walk to university and the city. Contract Terms The contract starts 7th July 2025 and continue until 30th June 2026. Book online to view at the TopProperty Services website. This is a **BILLS EXCLUSIVE** property.

## Accommodation

All measurements are approximate.

## Further Information

The deposit required is £500

The landlord has requested to include For police and fire brigade call 999. If you smell gas, call Transco on 0800 111 999. An emergency issue is one that occurs outside the core hours of 10am to 5pm, Monday to Friday AND affects life or serious damage to property. Your landlord has provided the following contacts: For all out of hours emergency issues contact the contractor on our keyholder and out of hours number 0151 556 7305. This will record a voicemail which will be sent to our out of hours contractor/support person. Please also ensure you log a maintenance issue at the link below. For all issues, please go to [www.topproperty-services.com](http://www.topproperty-services.com), click on Tenant Area and Report A Repair to raise a maintenance issue (including out of hours emergency issues raised direct on the number above).

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 10 Months and a maximum of 10 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.

Energy Efficiency Rating		
More energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
	Current	Potential
	70	79

Property Ref: inst-1965

Creation Date: 07/05/2025

## 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, 2025. Topproperty Residential and Student Lettings Registered in England No. 5820819