

Topproperty Services

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



Albany Road

, Kensington Fields, Liverpool, Merseyside, L7 8RJ

Rental £108 Weekly

5 bedroom House Share available Now

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

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- * Furnished
- * Double Glazed
- * Fully inclusive - Gas/Elec/Water and Broadband

- * Central Heating
- * Fully furnished
- * Suitable for Students

- * 40" Flatscreen TV in lounge
- * 5 double bedrooms
- * Bathrooms: 2

Situation

Stunning 5 bed student house available from August - Including all bills and Internet- Located in an established student area in the heart of Kensington, this converted five bed student house is fully equipped to offer the best of student living, at an affordable price. Large lounge and kitchen This house benefits from a very large modern kitchen, living and dining space with plenty of work space and built in appliances. With two freezers, two sofas and a dining table. Fully equipped bedrooms The bedrooms come fitted with superb furniture including stylish and comfy beds, wardrobes and desks. Everything needed for student living. TWO Large bathrooms The bathrooms are modern with WC and sink! One has a bath with shower attachment and the other has a shower cubicle! Superb location Located on Albany Road, very close to the city centre and the university campuses! As well as being a stone's throw away from the Royal Liverpool Hospital! Contract Terms Contracts start from August and will continue until 30th June. Book online to view at the Topproperty Services website.

Accommodation

Bathroom

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Bedroom 5

Entrance

Entrance Hallway

Kitchen

Lounge Area

Shower Room

Stairs and Landing

All measurements are approximate.

Further Information

The deposit required is £1,250

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, 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 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.



Creation Date: 22/05/2025

Property Ref: inst-1908

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