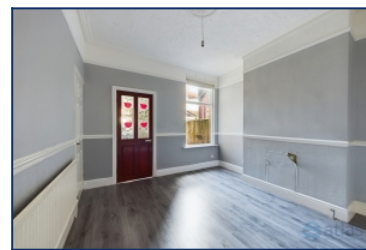
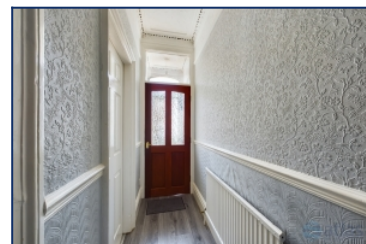


## Adelaide Road, Kensington, L7



To Let - £925 per calendar month

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D63
- Well Presented Throughout
- Brand New Modern Fitted Kitchen and Bathroom
- Served By Excellent Transport Links
- Close to Liverpool City Centre
- Rear Yard With Gated Access
- New Carpets Throughout
- Two Separate Reception Rooms
- Local Shops and Amenities
- Gas Central Heating & Double Glazing
- Early Viewing Advised!

### Move-in Costs

- Security Deposit: £1,067.30
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £213.46. The holding deposit will go on to form part of your rent/security deposit. The balance of any rent/security deposit is normally payable the working day before you move in.

### Description

A WELL PRESENTED 3 BEDROOM HOUSE SITUATED IN A POPULAR AREA WITH EXCELLENT TRANSPORT LINKS TO LIVERPOOL CITY CENTRE.

Situated in Kensington a hugely popular residential area benefiting from excellent transport links and close proximity to Liverpool city centre. The accommodation briefly comprises of; entrance hallway, front living room, rear dining room and kitchen. To the first floor are two double bedrooms, a single bedroom and family bathroom. Externally there is a back yard with gated access.

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 76 square metres / 818 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge, Freezer, Washing Machine, Dishwasher
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £27,750
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

The property also benefits from double glazing, gas central heating and a recent light refurbishment, including new kitchen, bathroom and carpets throughout.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

Additional Images



Lounge



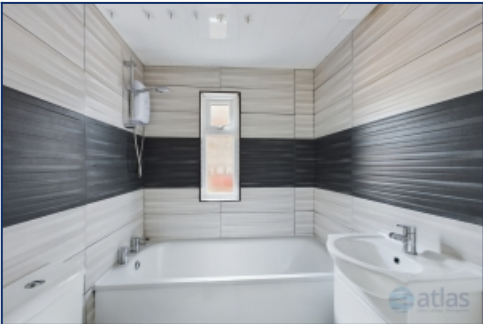
Bedroom 1



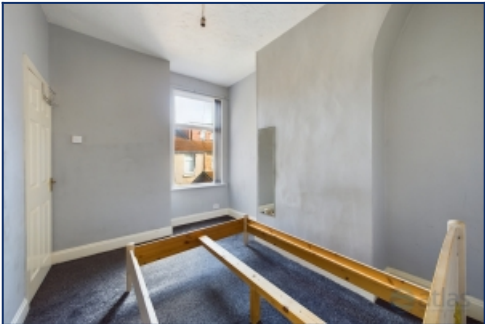
Bedroom 1



Bedroom 2



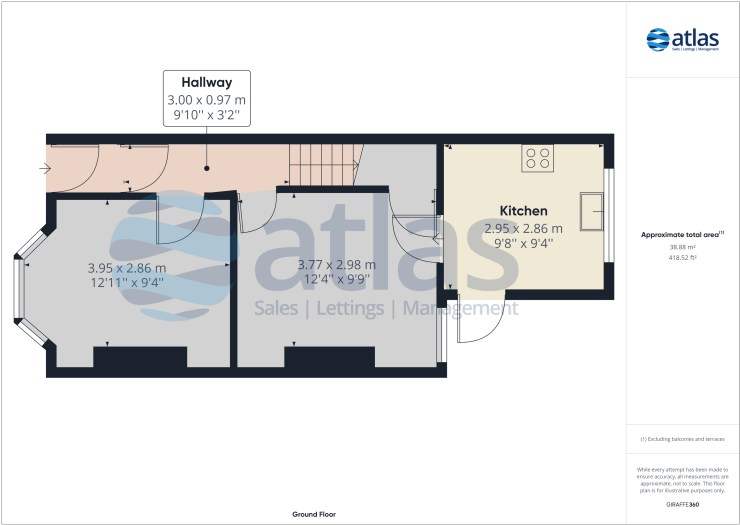
Bathroom

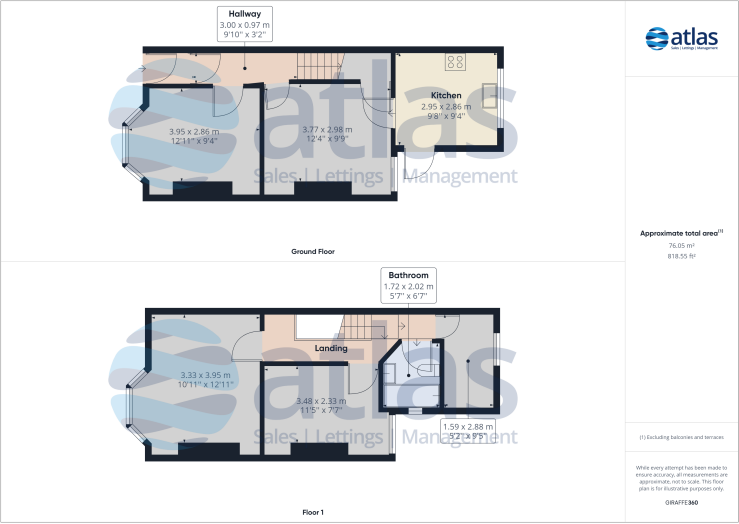
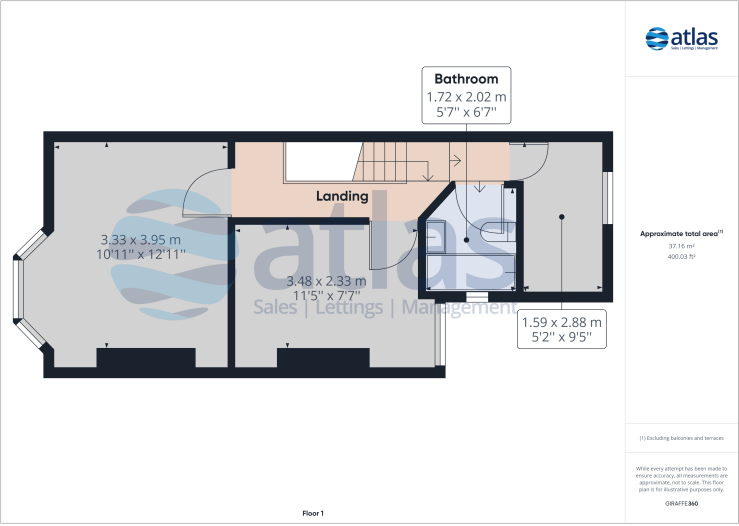


Bedroom 3



Floor Plans





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Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.