

## Picton Road, Wavertree, L15



To Let - £347 to £433 per calendar month

### Key Features

- 5 Bedroom 5 Bathroom House Share
- EPC Rating: C73
- Fully Refurbished House of Multiple Occupation
- Modern Fitted Kitchen with Appliances & Living/Dining Area
- 5x Bedrooms, 5x En-suites
- Served by Excellent Transport Links
- Complete with All Bills Included
- Regular Cleaner to Communal Areas
- Suitable for Young Professionals
- Local Shops and Amenities
- Rear Yard with Gated Access
- Early Viewing Advised

### Move-in Costs

- Security Deposit: £100.00 (may vary by room)
- To secure this property you are required to pay a holding deposit equal to one weeks rent (may vary by room). 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

5\* Fully Refurbished 5x Bedroom (5x En-suites) House Share Benefiting from Luxury Kitchen & Bathrooms

### Key Features

### Further Details

- Furnishing: Furnished
- No. of Floors: 2
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Microwave, Fridge, Freezer, Washer Dryer, Toaster, Kettle
- Bills Included: Electricity, Water, Council Tax, Internet, TV Licence

### Letting Information

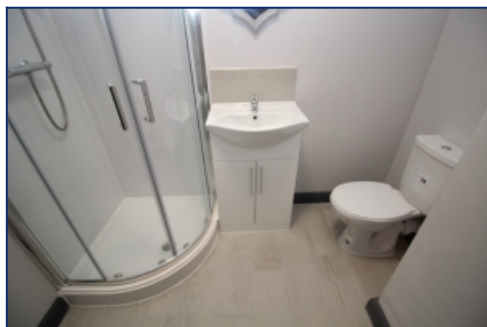
- Date Available From: Room #1 from now at £90 pw, Room #2 from now at £80 pw, Room #3 from now at £100 pw, Room #4 from now at £100 pw, Room #5 from now at £100 pw
- Minimum Term: 12 months
- Minimum Annual Household Income: £10,400
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

- 4x good size furnished double bedrooms and 1x single bedroom all including luxury en-suite bathrooms
- Contemporary fitted kitchen complete with appliances
- Cosy living/dining area
- Every room is a good size, bright and airy
- Property arranged over three floors
- Ample free on street car parking
- Walled rear yard, perfect to sit out and enjoy the sunshine
- Central heating and UPVC double glazing
- All bills included (electricity, water, council tax, TV licence and internet)
- Ultra fast broadband
- Open to post graduates/young working professionals only
- Professionally managed property with regular communal area cleaning
- Seconds from local shops and amenities
- Easy and direct access to Liverpool city centre and the motorway networks
- Bus stop right outside your front door offering direct access to Liverpool city centre

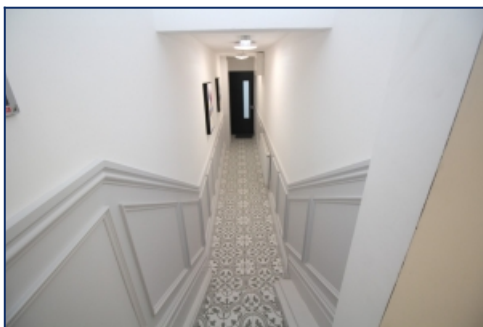
This property offers the best of both worlds: a comfortable personal space coupled with a community of like-minded people to spend time with when wanted, all in a jaw-dropping setting!

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

## Additional Images



En Suite Four



Hallway



Dining Area



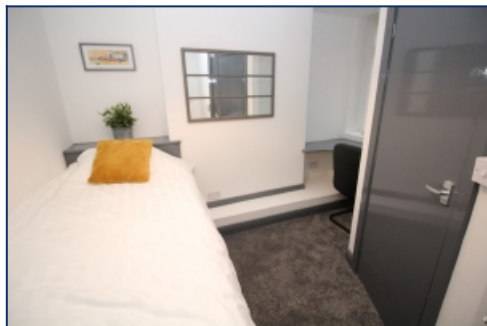
Dining Area



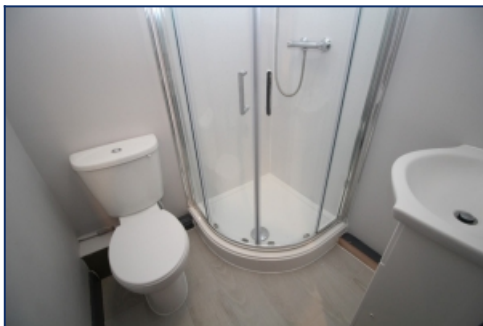
Bedroom One



En Suite One



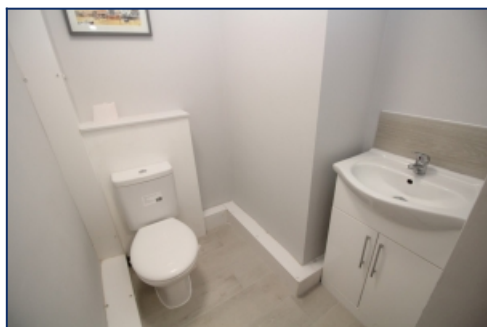
Bedroom Two



En Suite Two



En Suite Three



En Suite Three



Bedroom Four



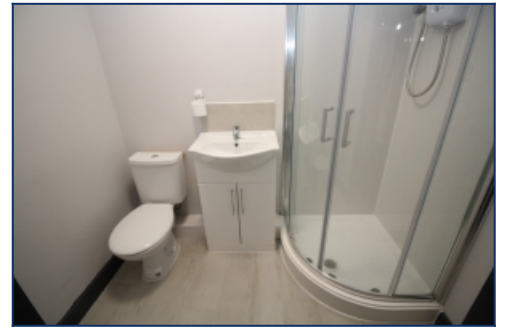
Bedroom Four



Bedroom Five



Bedroom Five



En Suite Five

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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.