

## Claremont Road, Wavertree, L15



To Let - £599 per calendar month

### Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: C76
- Well Presented Accommodation
- Three Bedroom Two Reception Rooms
- Modern Fitted Kitchen With Appliances
- Local Shops And Amenities
- Quality Local Schools
- Excellent Transport Links
- Large Back Yard
- Double Glazing & Gas Central Heating
- Ideal Sharers/Family Home
- Available For Long Term

### Move-in Costs

- Security Deposit: £691.15
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £138.23. 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 FULLY FURNISHED 3 BEDROOM TERRACED PROPERTY BENEFITING FROM A LARGE BACK YARD AND EXCELLENT TRANSPORT LINKS

Situated in Wavertree, a popular and diverse south Liverpool suburb and home to many well-known landmarks including Penny Lane (made famous by the Beatles!), Smithdown Road and Wavertree Playground (known locally as 'The Mystery'). Smithdown Road is a well established student quarter and offers a diverse selection of wine bars, restaurants, coffee shops, take aways, convenience stores and independent businesses. Wavertree is also home to many quality schools including Blue Coat, Liverpool's only grammar school, and can be within the catchment area of Liverpool College and King David. The suburb

### Further Details

- Furnishing: Part Furnished
- No. of Floors: 2
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Microwave, Fridge, Freezer, Washing Machine
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 6 months
- Minimum Annual Household Income: £17,970
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

also offers excellent rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, front living room, back dining room, modern fitted kitchen and a good size back yard with gated access. To the first floor are two double bedrooms, a single bedroom and a family bathroom with separate WC.

The property also benefits from double glazing and gas central heating.

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

## Additional Images



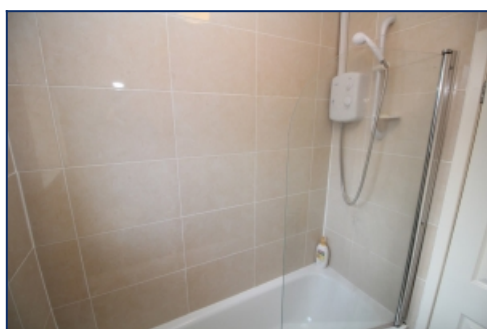
Bathroom



Wc



Dining Room



Bathroom



Back Bedroom



Bedroom 2



Bedroom 3

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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.