

9 Queen Avenue, Dale Street, Liverpool, L2 4PZ  
104 Mill Lane, Old Swan, Liverpool, L13 4AH  
0151 280 4047 [homelets.co.uk](http://homelets.co.uk)



**City Centre Location**

**Fully Furnished**

**Secure Intercom Entry System**

**One Bedroom Apartment**

**Second Floor**

**Close to Universities & Hospital**

**Flat 7 87 London Road**  
Liverpool, L3 8JA

**Monthly Rental Of**  
**£775**

## Living Room

Wooden flooring. Neutral painted walls. Furnished with sofa, TV stand, dining table and coffee table. Double glazed doors facing rear of building.

## Kitchen

Open plan with living room. Wooden flooring. Partly ceramic tiled walls. Neutral painted walls. Fitted kitchen units with appliances such as oven, washing machine, fridge/freezer, microwave and kettle.

## Bedroom 1

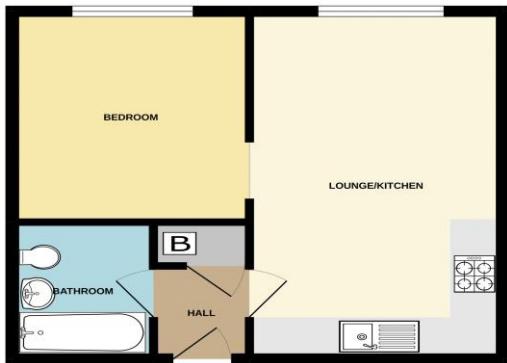
Neutral painted walls. Carpet. Furnished with double bed, wardrobes, bedside cabinets and drawers. Double glazed window.

## Shower Room

Vinyl flooring. Ceramic tiled walls. Corner shower, basin and toilet.



GROUND FLOOR



Whilst every care has been taken to ensure the accuracy of the floorplan, measurements, room sizes and distances are approximate only. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

## MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



## INITIAL FEES FOR RENTING A PROPERTY WITH HOMELETS & SALES

### **ADMINISTRATION FEE**

£200.00

(3 or more applicants is £100 each)

### **DEPOSIT**

EQUAL TO RENTAL VALUE **PLUS** £100

(may be higher for larger/fully furnished properties)

### **RENT**

DUE AS CLEARED FUNDS ON DAY OF MOVE IN

*All fees are inclusive of VAT*

*Full Terms and Conditions will be issued with  
Rental Application Forms*