

**An Excellent 2 Bedroom Apartment,  
1c Crescent Walk, West Kirby, Wirral, Merseyside, CH48 4HL.**



Ref: 65747

**Key features: -**

- ♣ **TWO-BEDROOM APARTMENT**
- ♣ **FIRST FLOOR**
- ♣ **UNFURNISHED**
- ♣ **SPACIOUS LIVING ROOM & OPEN PLAN KITCHEN**
- ♣ **BATHROOM WITH SHOWER**
- ♣ **FITTED KITCHEN**
- ♣ **COVERED ACCESS FROM GROUND FLOOR**
- ♣ **LOCATED IN CENTRE OF WEST KIRBY 100 YARDS FROM STATION**

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The property will be offered on a new Assured Shorthold Tenancy Agreement at a rental of £700 per calendar month.

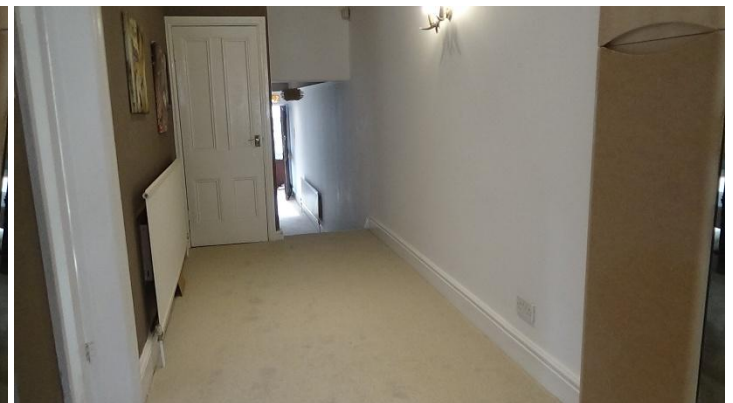
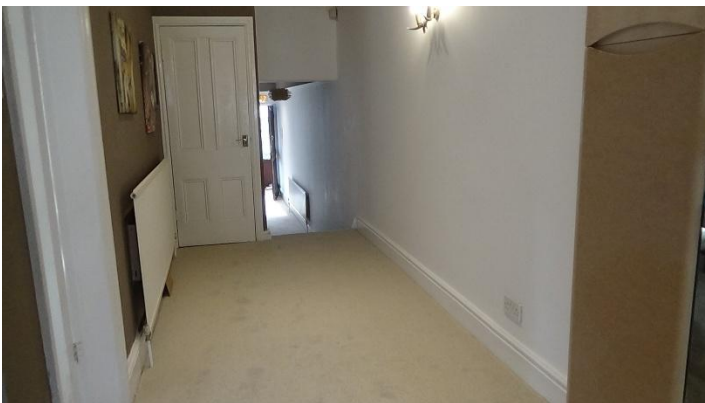
### **Property description.**

An attractive, two-bedroom apartment in a superb Central Location in West Kirby. The property, totalling 700+ sq ft, comprises: Entrance Hall, Spacious Open Plan Living & Dining Room through to Fitted Kitchen, Main Bedroom, Second Double Bedroom and Fully Fitted Bathroom.

**There is a Walkthrough Video Available at <https://youtu.be/Tq-fml7tGzg>**

**Location** Situated Just off the Historic Crescent which is right in the heart of West Kirby and only a short walk to West Kirby Station and the Main Bus Stops. West Kirby is a delightful and much Sought-After Seaside Resort in West Wirral. In addition to the very many residential dwellings in the surrounding area, the property is located amongst a variety of local Shops, Restaurants, Bars together with the National Retailers such as Morrisons Supermarket, Boots Pharmacy, Nat West Banks, Superdrug, Hayes Travel etc. The main Promenade & Marine Lake runs parallel to Banks Road meaning that the seaside is literally a short walk away. In addition to all of the great local facilities, Tourism remains a feature of this area with World-renowned Sailing Events and situated between West Kirby & Hoylake is the Royal Liverpool Golf Club which is one of the venues for the Open Golf Championship. The Area caters for the higher level A, B, C1 Socio-Economic categories and is one of the most highly regarded districts within the North West of England. The Area also enjoys excellent transport facilities with Train Services to Liverpool via West Kirby Station and an excellent Road Network. There is also ample parking nearby.

We strongly encourage interested parties to contact the Agents to make arrangements to carry out their own interior inspection, to fully appreciate the quality on offer.







## Location Map



## Lease Terms

**Term:** Minimum 12 months term.

**Rent:** £700 per month, payable monthly in advance by Standing Order.

**Rent Deposit:** £807.69. A security deposit of at least one month's rent is required.

**Services:** Tenant is responsible for the cost of the normal services i.e. electricity, water etc. together with normal outgoing rates etc.

Money Laundering Regulations 2003: Prospective Purchasers will be asked to produce identification documentation prior to proceeding with Sales & Lettings. We respectfully ask for your co-operation in order that there will be no delay in agreeing the letting.

**THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED  
ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT**

## **TENANCY INFORMATION**

### **WHAT PERMITTED PAYMENTS CAN I EXPECT TO PAY IF I RENT A PROPERTY WITH SAVILLE & WOODS LTD?**

When you have agreed on the property of your choice, Saville & Woods will provide you with a tenancy application form. This helps explain not only the next stages of your application but any permitted payments that are due before you sign your tenancy agreement and any that may become payable during and after the tenancy. This will also include confirmation of the agreed rent and the deposit.

Below is a list of our current permitted payments. At any time you are interested in a property, please ask a member of staff for a full breakdown of permitted payments that may be payable before, during and after a tenancy.

### **HOLDING DEPOSIT (PER TENANCY) ONE MONTH'S RENT.**

This is to reserve a property. Please note: this will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a right-to-rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or deed of guarantee) within 15 calendar days (or other deadline for agreement as mutually agreed in writing).

**SECURITY DEPOSIT** five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy and applies to assured shorthold tenancies (AST).

**UNPAID RENT** Interest at 3% above the Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Please note: this will not be levied until the rent is more than 14 days in arrears.

### **LOST KEY(S) OR OTHER SECURITY DEVICE(S).**

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. Vat) for the time taken replacing lost key(s) or other security device(s).

**VARIATION OF CONTRACT (TENANT'S REQUEST)** £50 (inc. Vat) per agreed variation to cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

**TERMINATION (TENANT'S REQUEST).** Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

**CLIENT MONEY PROTECTION IS PROVIDED BY THE DEPOSIT PROTECTION SERVICE.**