



**marshall**  
letting • management • sales

City Centre Branch

66 Rodney Street | Liverpool | L1 9AF  
www.marshall-property.co.uk  
city@marshall-property.co.uk  
0151 708 5588

South Liverpool Branch

342 St Mary's Road | Cressington | L19 0NQ  
www.marshall-property.co.uk  
office@marshall-property.co.uk  
0151 427 1986



- 6 Large double bedrooms
- Lounge
- 2 bathrooms
- TV's and Fridges in each room
- Spacious kitchen and dining area
- Available september 2015



**Rawlins Street, L7 0JF    \*Brand new 6 Bed  
Student or Professional Property\***

**Weekly Rental Of £79**



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Available to let immediately and to reserve for the academic year 2016/17.

Marshall Property are pleased to offer one of the most stylish and luxurious student or professional properties in Liverpool.

This very spacious 6 bedroom detached property is available to let to a group of friends or to individual students or professionals.

The property is arranged over 3 floors and consists of 6 double bedrooms, 2 bathrooms, lounge and a large kitchen/dining area.

The property has been recently refurbished and is to be furnished to a modern, contemporary style with all kitchen appliances and fixtures included.

Each individual room will benefit from a television and fridge as well as a desk, double bed, wardrobe and drawers.

Externally the property has off road parking, a large garage to be utilise as a laundry and drying room and a rear garden.

**If you are looking for a student or professional property we would urge you to contact us quickly to avoid missing out on this property.**

**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.



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