

**720 2br (8502 USD)**



Location **Wisconsin**  
<https://www.genclassifieds.com/x-790741-z>

QR Code Link to This Post . . . . Colonial Style 4-Family Building on Cul-de-sac . . . . and in a Residential Neighborhood with Large 2 Bedroom Apt.

1205 Lambeth Road, Waukesha

Apt 3 : . . . [ Upper] Available Immediately

Rent : \$720

### Rooms and Major Features:

1. Living Room: About 12' x 24' in size; Entrances to Living Room, Kitchen and Bedroom hallway; Large picture window and casement window; Beautiful Oak wood floor; Solid Brass Colonial candelabra light fixture; built-in china cabinet; double-deep coat closet;

2. Kitchen: About 12' x 12' in size; Rear Entrance, Entrance to Living Room; Armstrong in-laid vinyl; 2 walls of base cabinets and 2 walls of wall cabinets; full size and newer gas range, full size refrigerator, newer built-in dishwasher, garbage disposal; Large double hung wood window; Ceiling cooking, dinette and sink light fixtures [ 3 fixtures ]; utility closet;

3. Bedroom Hall: About 6' x 3' in size; Entrances to Living Room, Bedrooms and Bathroom; Beautiful Oak floor; Linen closet; Ceiling light,

4. Frnt Bedroom: About 11' x 14' in size; Beautiful Oak floor; 2 wood windows; 6' wide closet with 2 built-in shelves; Ceiling light;

6. Rear Bedroom: About 12' x 12' in size; Beautiful Oak floor; 2 wood-burning stoves; 6' wide closet with 2 built-in shelves; Ceiling fan.

1. Bathroom: 5'7" x 6'1" size, 1/2" floor and walls, oak vanity, maple cabinet; Tile on wall, shower wall, glass block and a tile windows, chrome wall light;

7. Also:

7.1. Gas forced air furnace and gas hot water and gas range and Central Air Conditioning;  
7.1.1. Lessee is responsible for all of the utilities including the prorated water and sewer costs;  
7.2. Full size covered porch in front;

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- 7.3. Front and Rear halls;
  - 7.4. Some Pets are allowed with additional security deposit and rent;
  - 7.5. Large lighted, secure and lockable storage room in Basement;
  - 7.6. Laundry tubs in the basement with hook ups for your washer and dryer;
  - 7.7. Parking in the back yard for 2 cars;
  - 7.8. Fully landscaped and with front and side and rear lawns;
  - 7.9. Apt is about 850 sq. ft.

Please fully read the information about and review the pictures for the fixtures, features and floor plan for Apt 3 at 1205 Lambeth Road, Waukesha.

Also, please write down on a piece of paper the address of Apt 3 at 1205 Lambeth Road. Then, call the office and fully introduce yourself and state that you are calling about Apt 3 at 1205 Lambeth Road, Waukesha.

Please note that Lessor's criteria, for only the financial criteria, are the following:

- 1) Applicant(s) must have lawful income for at least the past nine (9) months and that is at least four (4) times the rent;
  - a) Thus, your gross monthly income must be \$2,880.00;
- 2) Applicants(s) must have a credit score of at least 700 by using the FICO Score 4 report from TransUnion;
- 3) The normal security deposit is only \$920.00;
- 4) If Applicant has income that is less than four (4) times the rent and a credit score from the FICO Score 4 report from TransUnion that is less than 700, Lessor will require additional rent and security deposit.

Call Paul to learn more about Apt 3 [ Upper ] at 1205 Lambeth Road, Waukesha.

Please call at . I have voice mail and the phone rings 7 times before you can leave a message.