

# RENTALS

## TWO BEDROOM HOUSE/APARTMENT

**2106 E. Lippincott St.....\$1,295+util (Gas/Electric/Water/Sewer, \$100 Maintenance Deductible)**

An exquisitely restored two-bedroom townhouse situated in Kensington/Port Richmond, near Frankford Ave & Allegheny Ave. This charming, restored town home boasts a welcoming living room, a formal dining room with beautifully restored pumpkin pine floors, a new kitchen, and a well-appointed half bath with an exit to a good-sized rear yard. Moving on to the second floor, you will find two elegantly designed bedrooms and a stylish, newly renovated ceramic bath and refinished wood flooring. The basement is clean, well lit, partially finished with a washer and dryer. Notable additional features of this property include LED lighting and energy-efficient ceiling fans in every room. This home has all new electrical wiring and a new heater. Conveniently located within minutes from all major shopping (Walmart, ShopRite, Lowe's) and transportation (Allegheny Station, I-95). **Pets Negotiable with deposit (1-Cat \$250/1 Dog \$350) 1 y/o+. No Smoking. Available NOW. By Appointment Only.** To schedule a time to see this property, please contact **Richard Moore** at 215-480-1733 or email [rick@bestcityhomes.com](mailto:rick@bestcityhomes.com).

**917 S. 20<sup>th</sup> Street, Unit 1.....\$1,395+util (Gas/Electric)**

Bright and sunny two-bedroom apartment on a second floor in Graduate Hospital Area, above Southside Pizza. Central air-conditioning, ceramic tile bathroom, and hardwood floors throughout. Modern kitchen with plenty of cabinet space; Spacious bedrooms with good size closets. This is a great location, walk/bike everywhere, within walking distance to two grocery stores, bars, restaurants, gyms. **Available NOW. By appointment only. Cat OK with deposit(1yo+, spayed/neutered, \$250 pet deposit).**

## ONE BEDROOM APARTMENTS

**734 S 20th St, Apt 3Fl.....(Gas & Electric, Cold water fee \$10/month + usage). \$75 maintenance deductible**

Renovated light filled corner studio apartment (500 sq. ft.) located in the heart of the Graduate Hospital Area just two blocks south of 20th and South Street on 20th Street. Hardwood floors, ceramic tile kitchen and bath, walk in closet, air conditioning, gas cooking, energy efficient, gas radiator heat, high energy efficient windows, all wired for FIOS. Coin operated washer and dryer on premises, walking distance to Rittenhouse square, Filter square, Center City, University of Pennsylvania, City Fitness, CrossFit, The Side Car Café, CHICK's, Starbucks and many more bars and trendy downtown restaurants. **Available NOW. By appointment only. One cat OK, no deposit. Sorry, no dogs**

**1632 Montrose St, 2nd Fl.....\$1,175+util (Gas, Electric, Water \$40/month)**

Nice one bedroom apartment (600 sq ft) in Gradual Hospital area, located on a nice and quiet street, within walking distance to major shopping and transportation, walk/bike everywhere. Modern kitchen with oak cabinets, all ceramic tile floors, central air. **Pets negotiable with deposit (\$250 /Cat, \$350/Dog, 1yo+). Available 05/01/24. By appointment only.**

# RENTALS

## ONE BEDROOM APARTMENTS

**1511 Catharine St, 1st Fl.....\$1,140+util (Gas, Electric, Water \$40/month)**

This spacious first floor one bedroom apartment is located in the Graduate Hospital Area. Walk/bike everywhere, a few blocks away from Broad St subway line, walking distance to Center City, Nice kitchen with plenty of cabinet space, ceramic tile floor throughout, central air & ceiling fans. Washer and dryer in unit. **Pets negotiable with deposit (\$250 /Cat, \$350/Dog, 1yo+). Available 05/07/24. By appointment only.**

**4154 W. Girard Ave, Apt 2R..\$895+util (Gas, Elec, water \$10 base fee+usage \$75 maintenance deductible)**

Beautifully renovated large one bedroom apartment located in the Parkside section of West Philadelphia near the Philadelphia Zoo. New kitchen upgraded bath, air conditioning, good closet space, granite kitchen countertops, engineered waterproof wood flooring, high ceilings and coin operated washer dryer on premises. Close to I-76 minutes to center city and convenient to public transportation. **Maximum occupancy is 1 person. Available 06/01/24. 1 Cat OK (spayed/neutered, 1yo+), no pet deposit. Sorry, no dogs. By appointment only. To schedule a time to see this property, please email Mr. Moore at [rick@bestcityhomes.com](mailto:rick@bestcityhomes.com) or text at 215-480-1733 (cell)**

**1358 South Street, Apt 2F.....\$1,525+util (Gas, Electric)**

Modern one bedroom apartment (500 sq ft) with hardwood floors throughout, ceramic tile bathroom, kitchen with dishwasher, microwave, stove and refrigerator. Ceiling fans, good closet space, washer and dryer in the unit. This is a great location, in the heart of the city, blocks away from City Hall, steps away from Broad St subway, all major shopping and entertainment. **One cat OK (spayed/neutered 1yo+) with \$250 deposit. By appointment only. Available 06/08/2024.**

**1627 Reed Street, 3rd Fl.....\$1,150+util (Gas, Electric)**

Large (800 sq.ft) sun filled , freshly painted one bedroom apartment located in South Philadelphia (16th & Reed) between Wharton & Tasker Streets, only 2 blocks west off Broad Street. Beautiful flooring in living room and bedroom, eat in kitchen with stove and refrigerator. Ceramic tile bath with modern vanity & central air conditioning. Close to major shopping and public transportation. **CAT OK with deposit. (spayed/neutered, 1yo+, \$250 ). By Appointment Only. Available 06/08/24!**

**723 S. 7th Street, 2nd Fl.....\$1,325+util (Gas, Electric)**

Nice one bedroom apartment on a tree lined street in Queen Village (Between Bainbridge St & Fitzwater St), walking distance to all major shopping and entertainment. Wall to wall carpeting in the bedroom, nice pergo floors in the living room and kitchen. Small deck off the living room, ceramic tile bathroom with new vanity, updated kitchen with stove and refrigerator, central air. **Sorry, No Pets. By Appointment Only. Available 06/08/24.**

# RENTALS

## STUDIO APARTMENTS

**1100 N. 41st St, Apt 2R.....\$795+util (Electric, \$75 maintenance deductible)**

Located near the Philadelphia Zoo very affordable, modern sunny studio apartment (approx. 400 sq. ft) with solid oak kitchen with brand new refrigerator, wood laminate flooring throughout, great closet space, freshly painted. Located in a corner building, one block from 41st & Girard, close to all major shopping, coin operated laundry a block away. Convenient to public transportation, one block from Septa 15 & 40 lines, 5 blocks to Centennial Village and 7 blocks to Phila Zoo. First month rent + two months security to move in. **Maximum occupancy is 1 person. One cat OK (no deposit); No Dogs. By appointment only. Available 05/01/24. To schedule a time to see this property, please email Mr. Moore at [rick@bestcityhomes.com](mailto:rick@bestcityhomes.com) or text at 215- 480-1733 (cell)**

**731 S 16th St, Apt 2R.....\$1,125+(Gas & Electric, Water Fee \$30/month). \$75 maintenance deductible**

Beautiful studio apartment in Graduate Hospital area. Three blocks from Broad St subway this completely renovated studio apartment has been renovated and updated in 2020. Lots of natural light, stylish tile throughout, kitchen cabinets, appliances (stove, refrigerator, dishwasher, garbage disposal) . Ceramic tile bathroom with stylish shower stall, wall air conditioner. **Available 06/01/24. By Appointment only. One Cat OK (no deposit, 1yo+)**

TO MOVE IN: FIRST, LAST, SECURITY DEPOSIT. APPLICATION FEE IS \$55.00 AND IS NON-REFUNDABLE. WE CHECK YOUR CREDIT, RENTAL & EMPLOYMENT HISTORY. INCOME QUALIFICATIONS: YOUR MONTHLY GROSS INCOME SHOULD BE AT LEAST THREE TIMES THE AMOUNT OF MONTHLY RENT. UNLESS NOTED IN THE AD AS PET FRIENDLY REGRETFULLY OUR POLICY IS NO PETS ARE ALLOWED IN ANY OF OUR RENTALS. SAMPLE LEASES ARE AVAILABLE UPON REQUEST PRIOR TO SUBMITTING AN APPLICATION. ALL GAS HEAT UNITS REQUIRE PURCHASE OF THE PGW PARTS & LABOR PLAN WHICH RUNS APPROXIMATELY \$120/YEAR. MORE INFO ON THE PARTS & LABOR PLAN CAN BE FOUND BY VISITING [www.pgworks.com](http://www.pgworks.com).