

## Alexandra Drive, Aigburth, L17



To Let - £825 per calendar month

### Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: D61
- 2nd Floor, 2 Bedroom Apartment
- Situated in a Stunning Period Building
- Modern Fitted Kitchen With Integrated Appliances
- Furnished
- Local Shops and Amenities
- Minutes from Sefton Park & Lark Lane
- Excellent Transport Links
- Generous Off Street Communal Parking
- Communal Gardens
- Viewing Highly Recommended

### Move-in Costs

- Security Deposit: £951.92
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £190.38. The holding deposit will go on to form part of your rent/security deposit. The balance of any rent/security deposit is normally payable the working day before you move in.

### Description

A FULLY REFURBISHED 2 BEDROOM SECOND FLOOR APARTMENT SITUATED IN THE SOUGHT AFTER SUBURB OF AIGBURTH, L17. JUST MINUTES FROM SEFTON PARK AND LARK LANE AND BENEFITING FROM EXCELLENT TRANSPORT LINKS

Situated in Aigburth, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Sefton Park, Sudley House, Otterspool Promenade, Aigburth Cricket Club and Lark Lane. Sefton Park is listed by English Heritage and covers a remarkable 235 acres. Lark Lane is a stones-throw from Sefton Park and is renowned for its bohemian chic atmosphere and features a diverse selection of wine bars, restaurants, coffee shops

### Further Details

- Furnishing: Furnished
- Floor: 2 (no lift)
- No. of Floors: 1
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: Off Street, Communal
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge, Freezer, Washing Machine
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £24,750
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

and independent businesses. Aigburth is also home to the 'outstanding' rated Sudley Junior School, Auckland College and St Margaret's Academy, and offers excellent rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, modern fitted kitchen with integrated appliances, living/dining room, two double bedrooms, two en-suite shower rooms and a separate WC for visitors.

The property also benefits from double glazing, gas central heating and access to a communal cellar (ideal for storage).

This opportunity will not be on the market for long so contact us today to arrange your viewing!

## Additional Images



Master En-suite



Second En-suite



Second Bedroom



Master Bedroom



W/C

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All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.