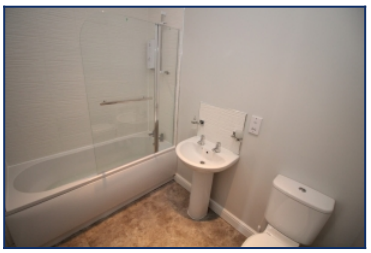
# Parkfield Road, Aigburth, L17









# To Let - £1,200 per calendar month

## Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C69
- 2nd Floor Apartment
- Two Bedrooms
- Open Plan Living
- Modern Kitchen
- Contemporary Bathroom
- Recently Refurbished
- Sought After South Liverpool Location
- Communal Parking
- Great Transport Links
- Early Viewing Advised!

## Further Details

- Furnishing: Unfurnished
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 55 square metres / 592 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street, Off Street, Communal
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating
- Appliances/White Goods: Oven (Electric), Hob (Ceramic), Fridge/Freezer, Washing Machine
- Bills Included: None

## Move-in Costs

- Security Deposit: £1,384.61
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £276.92. 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.

## Letting Information

- Date Available From: Now
- Minimum Annual Household Income: £36,000
- Guarantor NOT required (subject to referencing)

## Description

A second floor, two bedroom recently refurbished apartment.

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 and independent businesses. Aigburth is also home to outstanding schools and offers excellent road, rail and bus links to Liverpool city centre and beyond.

The property comprises of; entrance hallway, living room, kitchen, two double bedrooms and a family bathroom. Externally, there is off street communal parking.

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

## Additional Images


Bedroom 2


Kitchen


External


External


Communal Gardens


Car Parking


Car Parking


Car Parking

Tel: 0151 452 4872
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: lettings@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

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.