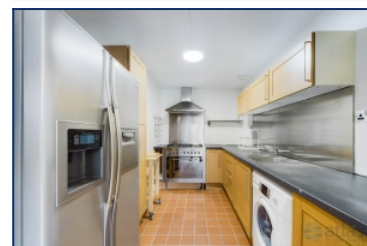
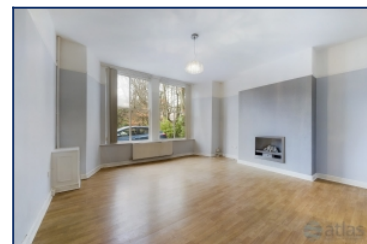


## Parkfield Road, Aigburth, L17



**To Let - £1,070 per calendar month**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C69
- Set Within a Beautiful Victorian Building
- Spacious Room Sizes with High Ceilings
- Close to Sefton Park & Lark Lane
- Excellent Transport Links
- Local Shops and Amenities
- Recent Light Refurbishment
- Modern Kitchen with Quality Appliances
- Viewing Highly Recommended
- Off Street Car Parking
- Private Patio and Communal Gardens

### Move-in Costs

- Security Deposit: £1,234.61
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £246.92. 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.

### Description

**\*\*AVAILABLE NOW\*\* AN EXTREMELY SPACIOUS TWO BEDROOM 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 the 'outstanding' rated Sudley Junior School, Auckland College and St Margaret's Academy, and

### Further Details

- Furnishing: Unfurnished
- Floor: Ground
- No. of Floors: 1
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street, Off Street, Communal
- Outside Space: Patio/Decking, Communal Gardens, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Hob, Gas Oven, Fridge, Freezer, Washing Machine
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £32,100
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

offers excellent rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, spacious living area, kitchen, bathroom, storage cupboard and two double bedrooms. Externally there is a driveway providing off road parking on a first come first serve basis and private patio for this apartment. There is also a large communal garden with shared access.

The property also benefits from double glazing and gas central heating.

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

## Additional Images



Bedroom



Bathroom



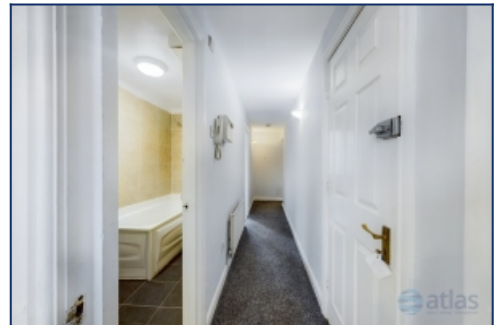
Hallway



Lounge



Bedroom



Hallway/Bathroom



Entrance Lobby



Bedroom

Tel: 0151 727 2469  
Fax: 0151 727 4943

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

Email: [lettings@atlasestateagents.co.uk](mailto:lettings@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://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.