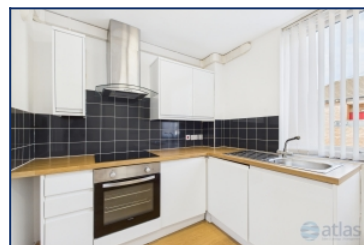


## St Michaels Road, Aigburth, L17



**To Let - £750 per calendar month**

### Key Features

- 0 Bedroom 1 Bathroom Studio Flat
- EPC Rating: C78
- Duplex Studio Apartment
- Sought After South Liverpool Location
- Modern Kitchen & Shower Room
- Served by Excellent Transport Links
- Ample Free on Street Car Parking
- Minutes from Lark Lane, Aigburth Road and Sefton Park
- Electric Heating & Double Glazing
- Local Shops and Amenities
- Utility Bills Included
- Available for Long Term

### Move-in Costs

- Security Deposit: £865.38
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £173.08. 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

AN EXTREMELY WELL PRESENTED DUPLEX STUDIO APARTMENT BENEFITING FROM A MODERN KITCHEN & BATHROOM WITH UTILITY BILLS INCLUDED (EXCEPT COUNCIL TAX)

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: Ground
- No. of Floors: 2
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Communal Gardens, Back Yard
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge, Freezer, Washing Machine
- Bills Included: Electricity, Water, Internet

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £22,500
- 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 road, rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; open plan kitchen/diner and shower room to the ground floor and open plan bedroom to the first floor.

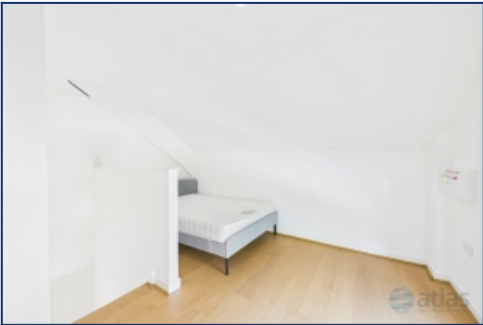
The property also benefits from double glazing and electric heating.

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

Additional Images



Kitchen



Bedroom

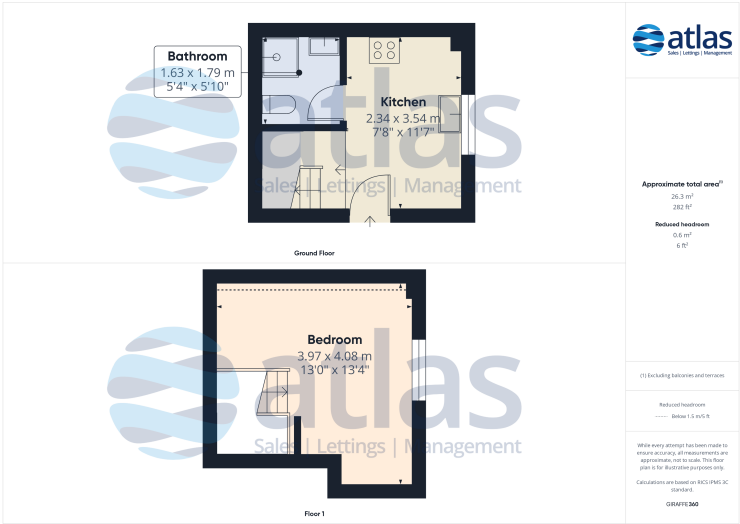


Bedroom



Bedroom

Floor Plans



Tel: 0151 727 2469  
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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.