

## Knowsley Road, Cressington, L19



To Let - £700 per calendar month

### Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: E47
- Well Presented First Floor Apartment
- Stunning Views Across the River Mersey & Beyond
- Access to Communal Gardens
- Close to Good Schools & Local Amenities
- Quiet, Sought After Location
- Gas Central Heating
- Furnished
- Served by Excellent Transport Links

### Further Details

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

### Move-in Costs

- Security Deposit: £807.69
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £161.54. 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 Term: 12 months
- Minimum Annual Household Income: £21,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

### Description

A well presented one bedroom apartment situated in the prestigious location of Cressington Park, L19

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 offers excellent road, rail and bus links to Liverpool city centre.

The property briefly comprises of; entrance hallway, living/dining room and a kitchen. To the upper floor is a double bedroom with en-suite bathroom. Externally, there is parking and communal gardens.

The property also benefits from gas central heating and many original period features.

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

## Additional Images



Bathroom



Dining Area



Bedroom

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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.