

## Aigburth Road, Aigburth, L17



**To Let - £800 per calendar month**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C79
- Well Presented Throughout
- Recently Refurbished and Redecorated
- 1st Floor
- Modern Fitted Kitchen
- Contemporary Family Bathroom
- Communal Gardens
- Off Street Communal Parking
- Served by Excellent Transport Links
- Minutes from Sefton Park & Lark Lane
- Available for Long Term

### Move-in Costs

- Security Deposit: £923.07
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £184.62. 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 well presented ground floor apartment benefiting from off street parking and 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 and independent businesses. Aigburth is also home to outstanding schools and offers excellent road, rail and bus links to Liverpool city centre and beyond.

### Further Details

- Furnishing: Unfurnished
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 53 square metres / 575 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Off Street, Communal
- Outside Space: Front Garden, Communal Gardens, Balcony
- Heating/Energy: Electric 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: £24,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

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

The property also benefits from electric heating, patio doors and a recent light refurbishment.

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

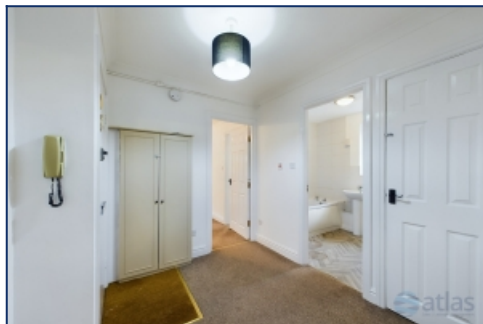
## Additional Images



Kitchen



Bedroom 1



Hallway



Reception Room



Kitchen



Kitchen



Bedroom 1



Bedroom 2

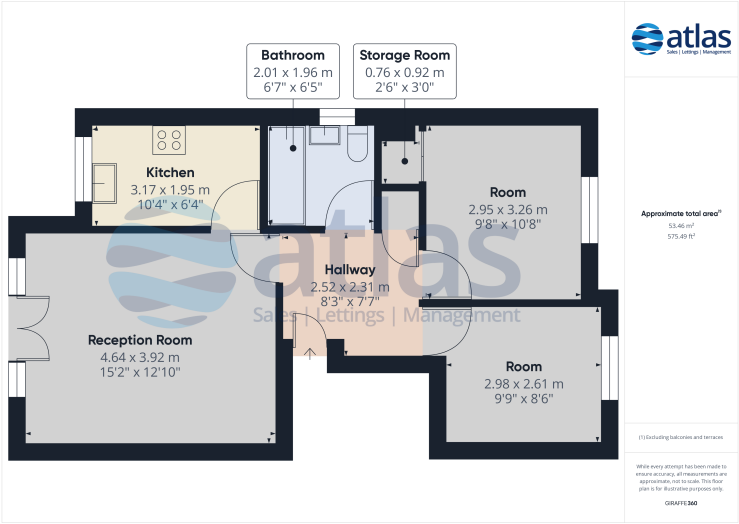


Boiler Cupboard



Bathroom

## Floor Plans



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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.