

## Croxteth Grove, Sefton Park, L8



To Let - £599 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C71
- Well Presented Accommodation
- Recent Light Refurbishment
- Modern Kitchen & Bathroom
- Sought After South Liverpool Location
- Local Shops And Amenities
- Minutes From Princes & Sefton Park
- Served By Excellent Transport Links
- Communal Off Street Car Parking
- Communal Garden/Patio Area
- Double Glazing & Gas Central Heating

### Move-in Costs

- Security Deposit: £691.15
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £138.23. 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 RECENTLY REFURBISHED 2 BEDROOM FIRST FLOOR APARTMENT WITHIN WALKING DISTANCE OF PRINCES AND SEFTON PARK

The accommodation briefly comprises of; entrance hallway, living/dining area, modern fitted kitchen, two bedrooms and a family bathroom.

The property also benefits from double glazing, gas central heating and a burglar alarm.

### Further Details

- Furnishing: Unfurnished
- Floor: 1 (no lift)
- No. of Floors: 1
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Burglar Alarm, Intercom (Audio Only)
- Parking: On Street, Off Street, Communal
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Washing Machine
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £17,970
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

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

## Additional Images



Bedroom 2



Bathroom

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)

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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.