

## Croxteth Grove, Sefton Park, L8



To Let - £725 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C69
- Well Presented & Maintained Accommodation
- Recently Refurbished
- 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: £836.53
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £167.31. 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, double bedroom, single bedroom and a family bathroom.

### Further Details

- Furnishing: Unfurnished
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 43 square metres / 463 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street, Off Street, Driveway, Communal
- No. of Parking Spaces: 1
- Outside Space: Patio/Decking, Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas), Fridge, Freezer, Washing Machine
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Annual Household Income: £21,750
- Guarantor NOT required (subject to referencing)

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

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

## Additional Images



Bathroom



Hall



Living Room



Bedroom One

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