Aigburth Road, Aigburth, L17









To Let - £350 to £470 per calendar month

Key Features

- 4 Bedroom 1 Bathroom Flat Share
- EPC Rating: D-60
- Modern Refurbished Accommodation
- Sought After South Liverpool Location
- Served by Excellent Transport Links
- Bright & Spacious Rooms
- Luxury Kitchen & Bathroom
- All Bills Included Inc. Internet & Tv Licence
- On Street Car Parking
- Minutes from Sefton Park, Lark Lane and Aigburth Road
- Post Graduates/Working Only
- Early Viewing Advised

Further Details

- Furnishing: Furnished
- Floor: Ground
- No. of Floors: 2
- Floor Space: 65 square metres / 700 square feet
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Ceramic), Microwave, Fridge, Freezer, Washing Machine, Tumble Dryer, Dishwasher, Toaster, Kettle
- Bills Included: Gas, Electricity, Water, Council Tax, Internet, TV Licence

Move-in Costs

- Security Deposit: £542.30 (may vary by room)
- To secure this property you are required to pay a holding deposit equal to one weeks rent (may vary by room). 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:
- Minimum Annual Household Income: £14,100
- Guarantor NOT required (subject to referencing)

Description

ROOM AVAILABLE FOR SOLE OCCUPANCY - VIEWING HIGHLY RECOMMENDED! GREAT LOCATION AND MODERN PROPERTY.

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, kitchen diner, double bedroom, single bedroom and a bathroom. To the first floor are two further double bedrooms. Externally, there is a back yard with gated access.

Other benefits include;

- Full refurbishment throughout
- Double glazing
- Gas central heating
- Separate utility room
- All kitchen appliances including dishwasher
- Fully furnished
- Each bedroom has its own wall mounted TV (not shown in pictures)
- Every room is bright and airy
- Handy back yard
- Safe and secure property
- Ample free on street car parking
- All bills included (gas, electricity, water, internet, TV licence and council tax)
- Minutes from Aigburth Road, Lark Lane and Sefton Park
- Easy and direct access to Liverpool city centre and the motorway networks

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

Additional Images


Bathroom


Hallway


Kitchen



Dining Area


Bedroom One


Bedroom Three


Bedroom Four


Bedroom Four


Bedroom Two





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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.