

## Knowsley Road, Cressington, L19



To Let - £999 per calendar month

### Key Features

- 3 Bedroom 1 Bathroom Apartment
- EPC Rating: C69
- Well Presented Accommodation - Recently Refurbished
- Stunning Views Across the River Mersey & Beyond
- Brand New Modern Fitted Kitchen with Appliances
- Prestigious Location of Cressington Park, L19
- Served by Excellent Transport Links
- Off & on Street Car Parking
- Access to Communal Gardens
- Fully Furnished
- Ideal for Sharers
- Excellent Room Sizes

### Further Details

- Furnishing: Furnished
- Floor: 2 (no lift)
- No. of Floors: 1
- 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, Electric Hob (Ceramic), Fridge, Freezer, Washing Machine, Tumble Dryer, Dishwasher
- Bills Included: None

### Move-in Costs

- Security Deposit: £1,152.69
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £230.54. 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: £29,970
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

### Description

A well presented top floor apartment benefiting from breathtaking views 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 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 room, second reception room, kitchen, three double bedrooms and a bathroom. Externally, there is off street car 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



Bedroom Three

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