

## Courtland Road, Mossley Hill, L18



**To Let - £550 per calendar month**

### Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: C71
- Well Presented Accommodation
- Sought After South Liverpool Location
- Double Glazing & Gas Central Heating
- Served by Excellent Transport Links
- Ground Floor Flat
- Redecorated & New Floor Coverings
- Back Yard with Gated Access
- Seconds from Allerton Road & Penny Lane
- Early Viewing Advised!

### Move-in Costs

- Security Deposit: £634.61
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £126.92. 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 ONE BEDROOM GROUND FLOOR FLAT SITUATED OFF ALLERTON ROAD, L18.

Situated in Allerton, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Penny Lane (made famous by the Beatles!), Allerton Road, Calderstones Park and Allerton Golf Course. Neighbouring suburbs, Aigburth and Mossley Hill, encompass Sefton Park which is listed by English Heritage and covers a remarkable 235 acres. Allerton Road is a well established and fashionable high street offering a diverse selection of wine bars, restaurants, coffee shops and independent businesses. Allerton is also served by many quality schools including the former independent school, Liverpool College, and can be within the catchment area of Blue Coat School in Wavertree, Liverpool's only grammar school. The suburb also offers excellent road, rail and bus links to Liverpool city centre.

The property briefly comprises of; entrance hallway, living/dining room, kitchen, double bedroom and a bathroom. Externally, there is a rear yard with gated access and ample off street car parking.

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 1
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Oven, Gas Hob
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 6 months
- Minimum Annual Household Income: £16,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

The property also benefits from double glazing, gas central heating and an L18 post code.

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

## Additional Images



Bathroom



Kitchen

---

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)

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.