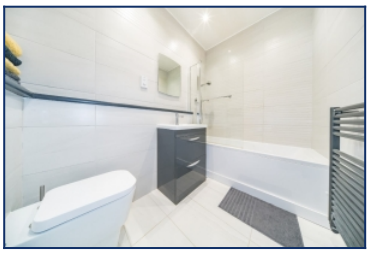
Livingston Drive South, Aigburth, L17



To Let - £2,000 per calendar month

Key Features

- 3 Bedroom 2 Bathroom Apartment
- EPC Rating: C72
- Extremely Well Presented Accommodation
- Ground Floor Apartment
- Modern Fitted Kitchen with Integrated Appliances
- Contemporary Family Bathroom & En-Suite to Master Bedroom
- Double Glazing & Gas Central Heating
- South Facing Private Rear Garden with Lawn, Patio & Raised Decked Area
- Off Street Allocated Parking Space
- Sought After South Liverpool Location
- Minutes from Sefton Park & Lark Lane
- Served by Excellent Transport Links

Further Details

- Furnishing: Unfurnished
- Floor: Ground
- No. of Floors: 1
- Floor Space: 109 square feet / 10 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Security: Burglar Alarm, Intercom (Audio Only)
- Parking: On Street, Off Street, Allocated
- Outside Space: Terrace, Patio/Decking, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas), Microwave, Fridge/Freezer, Fridge, Freezer, Washing Machine, Dishwasher
- Bills Included: None

Move-in Costs

- Security Deposit: £2,307.69
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £461.54. 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 Annual Household Income: £60,000
- Guarantor NOT required (subject to referencing)

Description

Atlas Estate Agents are delighted to offer for let this rare opportunity to rent a generous and impeccably presented ground floor apartment situated within a stunning detached Victorian villa. Boasting many attractive features, well proportioned accommodation and an individually owned private rear garden.

The property itself briefly comprises, welcoming communal hall offering access into a reception hall with intercom access, an attractive formal lounge with ample space for casual dining and patio door set to the rear offering further access onto the raised decking and private rear garden. A contemporary fitted

open plan dining kitchen offering a great space for entertaining, three bedrooms with en-suite facilities to the master bedroom in addition to a family bathroom. Externally the front approach is set back from the road with gated access to a communal driveway with one allocated parking space. To the rear of the property there is a south facing, private and secluded rear garden, mostly laid to lawn with substantial patio area and raised decking, offering direct access from the apartment itself.

The property benefits from being fully double glazed and has gas central heating.

An early viewing to appreciate the accommodation on offer a viewing is highly recommended.

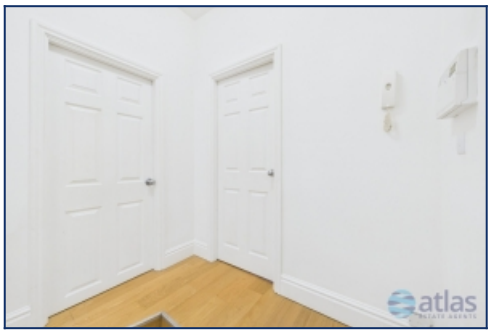
Additional Images

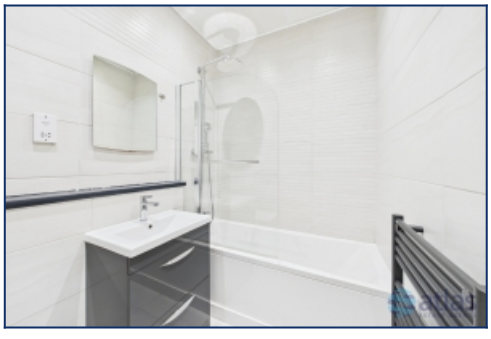
Front Elevation

Rear Garden

Rear Garden

Rear Garden





Floor Plans

Tel: 0151 452 4872
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: lettings@atlasestateagents.co.uk
Website: 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.