

## Livingston Drive North, Aigburth, L17



## To Let - £986 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C74
- Beautifully Presented & Extremely Well Maintained
- Modern Fitted Kitchen And Bathroom
- Situated In A Beautiful Coach House
- Seconds From Sefton Park And Lark Lane
- Served By Good Transport Links
- Quiet, Sought After Location
- Large Room Sizes
- Furnished
- Double Glazing & Gas Central Heating
- Early Viewing Advised

### Move-in Costs

- Security Deposit: £1,096.15
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £227.54. 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.

### Description

EXTREMELY WELL PRESENTED TWO BEDROOM TOP FLOOR APARTMENT SITUATED ON SITUATED ON THE PRESTIGIOUS LIVINGSTON DRIVE NORTH, L17

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 accommodation briefly comprises of; stairs leading to first floor, hallway, two double bedrooms, living/dining room and kitchen with induction cooker.

### Further Details

- Furnishing: Furnished
- Floor: 1 (no lift)
- No. of Floors: 1
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: On Street, Off Street, Driveway, Allocated
- No. of Parking Spaces: 1
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Fridge, Freezer, Washing Machine, Dishwasher
- Bills Included: Internet

### Letting Information

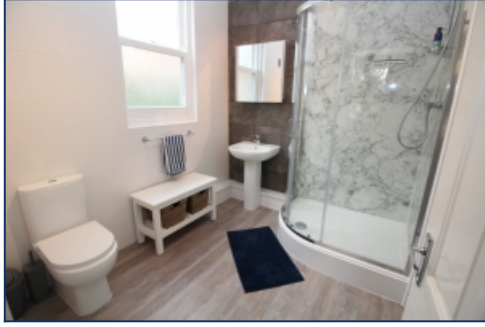
- Date Available From: Now
- Minimum Term: 6 months
- Minimum Annual Household Income: £29,580
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

The property also benefits from gas central heating, double glazing and off road parking for one car.

Monthly rent includes unlimited BT fibre broadband and line rental until December 2020, the rent will reduce to £950 after this time and any tenant in occupation will have to arrange their own broadband contract.

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

## Additional Images



Bathroom



Living/ Dining Room



Dining Area



Bedroom One



Driveway

Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
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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.