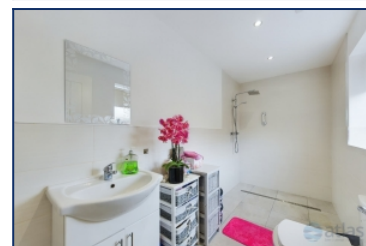
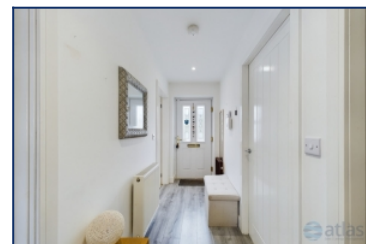


## Almond Court, Garston, L19



**To Let - £950 per calendar month**

### Key Features

- 2 Bedroom 1 Bathroom Detached Bungalow
- EPC Rating: C79
- Modern Fitted Kitchen and Bathroom
- Close to New Mersey Retail Park
- Front & Rear Gardens
- Double Glazing & Gas Central Heating
- Served by Excellent Transport Links
- Ample on Street Car Parking
- Local Shops and Amenities
- Early Viewing Advised!

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 1
- Floor Space: 50 square metres / 538 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Bills Included: None

### 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, £219.23. 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: £28,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

### Description

Atlas Estate Agents proudly presents this newly constructed, never-lived-in detached bungalow, now available To Let. Nestled in the tranquil enclave of Almond Court, Garston, L19, this charming residence offers an ideal retreat for those seeking comfort and convenience in a modern setting.

Step inside this meticulously designed home, where accommodation is thoughtfully arranged over one floor. The property boasts a spacious reception room, perfect for relaxation or entertaining guests. The modern fitted kitchen is a culinary enthusiast's delight, featuring sleek cabinetry and contemporary appliances, ensuring every meal is prepared with ease and elegance.

This bungalow comprises two generously-sized bedrooms, each providing a peaceful haven for rest and rejuvenation. The stylish bathroom is equipped with

modern fixtures, promising a touch of luxury to your daily routine.

Outside, the property is equally impressive, with both front and rear gardens offering delightful spaces for outdoor enjoyment, be it a morning coffee or an evening gathering. The home is further enhanced by double glazing and gas central heating, ensuring comfort and energy efficiency throughout the year.

Convenience is key at Almond Court. This property is located just a stone's throw from the bustling New Mersey Retail Park, catering to all your shopping and dining needs. The bungalow is also served by excellent transport links, making commuting a breeze, while ample on-street car parking adds to the convenience.

Local shops and amenities are within easy reach, providing everything you need for day-to-day living. As an unfurnished property, it offers a blank canvas for you to infuse your personal style and create a home that reflects your unique taste.

This newly minted bungalow is a rare find, and with early viewing advised, you won't want to miss the opportunity to make this serene sanctuary your new home. Contact Atlas Estate Agents today to arrange a viewing and step into the lifestyle you've been dreaming of.

## Additional Images



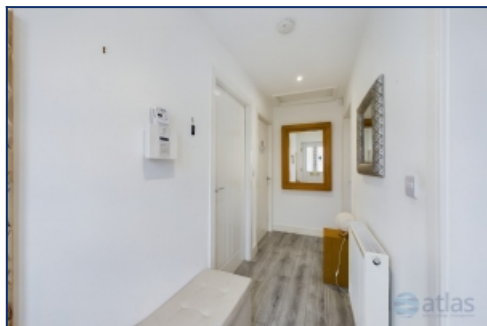
Kitchen/Lounge



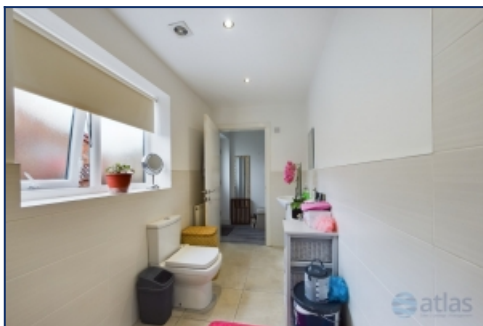
Back Garden



External Front / Driveway



Hallway



Bathroom



Back Garden



External Side

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Fax: 0151 727 4943

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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.