

## Aigburth Vale, Aigburth, L17



**To Let - £900 per calendar month**

### Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: D68
- Bright & Spacious Apartment
- Modern Fitted Kitchen And Bathrooms
- Minutes From Aigburth Road, Lark Lane & Sefton Park
- Garage
- Served By Excellent Transport Links
- Furnished
- Local Shops And Amenities
- Two Double Bedrooms
- Early Viewing Advised!

### Move-in Costs

- Security Deposit: £1,038.46
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £207.69. 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 STUNNING 2 BEDROOM FURNISHED APARTMENT SITUATED IN THE SOUGHT AFTER SOUTH LIVERPOOL SUBURB OF AIGBURTH, 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, Sefton Park Cricket Club. Sefton Park is listed by English Heritage and covers a remarkable 235 acres. Lark Lane, Smithdown and Allerton Road are a stones-throw from the property, renowned for their chic atmosphere and feature a diverse selection of wine bars, restaurants, coffee shops and independent businesses. There are excellent road, rail and bus links to Liverpool city centre and beyond. The property also falls into the catchment area to many outstanding rated junior and senior schools.

The property briefly comprises of; entrance hallway, two double bedrooms with an en suite to the master, main bathroom and open plan living / dining and kitchen area. Externally there is a private garage providing off road parking for one car and additional storage.

### Further Details

- Furnishing: Furnished
- Floor: 2 (no lift)
- No. of Floors: 1
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Security: Intercom (Audio Only)
- Parking: On Street, Off Street, Garage
- No. of Parking Spaces: 1
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge, Freezer, Washing Machine, Dishwasher
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £27,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

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

## Additional Images



Living Room



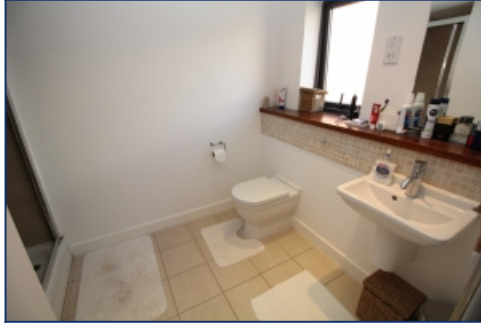
Living Room



Kitchen



Bedroom One



En Suite



Bedroom Two



Bedroom Two



Bathroom



Apartment Block

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.