

## Lisburn Road, Aigburth, L17



**To Let - £999 per calendar month**

### Key Features

- 4 Bedroom 2 Bathroom Flat
- EPC Rating: D66
- Available Now
- Spacious Room Sizes with High Ceilings
- Modern Fitted Kitchen with Appliances
- Served by Excellent Transport Links
- Two Bathrooms
- Local Shops and Amenities
- Ample On Street Car Parking
- Sought After South Liverpool Location
- Double Glazing & Gas Central Heating
- Early Viewing Advised

### Move-in Costs

- Security Deposit: £1,152.69
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £230.54. 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

A SPACIOUS 4 BEDROOM FLAT SITUATED OVER 3 FLOORS IN A POPULAR AREA WITH EXCELLENT TRANSPORT LINKS TO LIVERPOOL CITY CENTRE.

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 offers excellent road, rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; ground floor entrance with stairs leading to first floor landing, bathroom, living room, bedroom, kitchen and a staircase leading to the second floor where there are a further three double bedrooms and a bathroom.

### Further Details

- Furnishing: Unfurnished
- Floor: Ground
- No. of Floors: 3
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge, Freezer, Washing Machine, Tumble Dryer, Toaster, Kettle
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £29,970
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

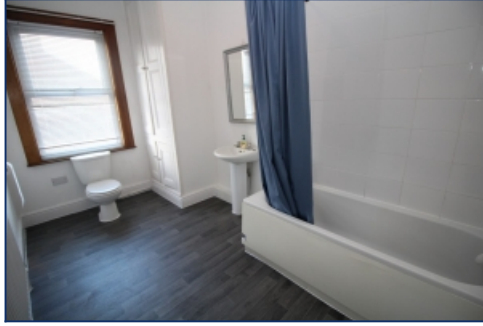
The property also benefits from double glazing and gas central heating.

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

## Additional Images



Bedroom Two



Bathroom



Living Room



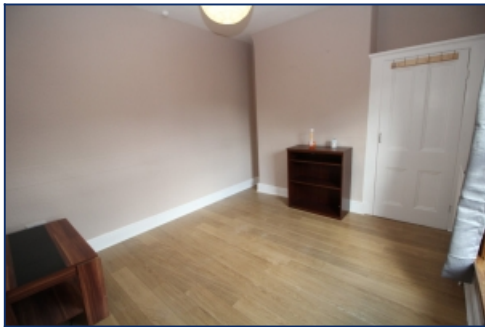
Kitchen



Bedroom One



Bathroom



Bedroom Four

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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.