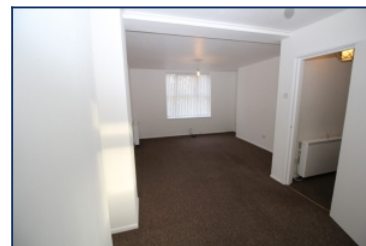


## Acorn Court, Dingle, L8



**To Let - £675 per calendar month**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: E53
- Well Presented Accommodation
- Allocated Off Street Car Parking Space
- Two Double Bedrooms
- Enclosed Private Balcony
- Secure Entry Intercom System
- Ample Built-in Storage Space
- Local Shops and Amenities
- Served By Excellent Transport Links
- Available Immediately
- Early Viewing Advised

### Move-in Costs

- Security Deposit: £778.84
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £155.77. 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

The accommodation is situated over one floor and briefly comprises of; private enclosed balcony, hallway, spacious living room, fitted kitchen, two double bedrooms and a good size bathroom. The property also benefits from double glazing, electric storage heating and ample built in storage.

There are also an array of local amenities including schools, shops, parks and leisure centres. There are also regular transport links to Liverpool city centre.

Early viewings are highly recommended to avoid disappointment!

### Further Details

- Furnishing: Unfurnished
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 76 square metres / 818 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: Visitors, Off Street, Gated, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Electric Oven, Microwave, Fridge, Freezer, Washing Machine
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £20,250
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

## Additional Images



Bedroom



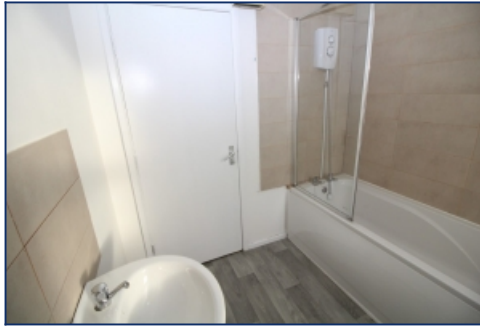
Bathroom



Kitchen



Living/Dining Room



Bathroom



Hallway

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.