

## Church Road, Woolton, L25



## To Let - £925 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D62
- Well Presented Accommodation
- Modern Fitted Kitchen
- Situated in a Stunning Period Building
- Two Double Bedrooms
- Excellent Transport Links
- Off Street Communal Car Parking
- En Suite Bathroom
- Close to Woolton Village
- Double Glazing & Gas Central Heating
- Local Shops and Amenities

### Move-in Costs

- Security Deposit: £1,067.30
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £213.46. 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 APARTMENT SITUATED IN THE BEAUTIFUL DEVELOPMENT OF ARCHBISHOPS HOUSE, WOOLTON, L25

Situated in Woolton, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Strawberry Field (made famous by the Beatles!), Allerton Road, Reynolds Park and Woolton Golf Club. Neighbouring suburb, Mossley Hill, encompasses Sefton Park which is listed by English Heritage and covers a remarkable 235 acres. Allerton Road is a well established and fashionable high street offering a diverse selection of wine bars, restaurants, coffee shops and independent businesses. Woolton is also served by many quality schools including St Julie's Catholic High School and St Francis Xavier's College. The suburb also offers excellent road, rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; living room, modern fitted kitchen, two double bedrooms and a family bathroom. Externally there is parking and communal gardens.

### Further Details

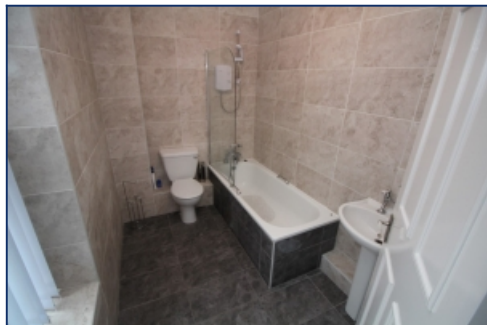
- Furnishing: Unfurnished
- No. of Floors: 1
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Off Street, Communal
- Outside Space: Communal Gardens
- Accessibility: Lift Access
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge, Freezer, Washing Machine, Dishwasher
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £27,750
- 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



Bathroom



Kitchen



Bedroom Two

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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.