

## Carina Court, Aigburth, L17



To Let - £625 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: Pending
- Extremely Well Presented
- Modern High Gloss White Fitted Kitchen
- Sought After South Liverpool Location
- Local Shops and Amenities
- Excellent Transport Links
- Secure & Gated Off Street Parking
- Communal Gardens & Close to Promenade
- Double Glazing & Gas Central Heating
- Fully Furnished
- Viewing Highly Recommended

### Move-in Costs

- Security Deposit: £721.15
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £144.23. 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.

### Description

AN EXTREMELY WELL PRESENTED SECOND FLOOR TWO BEDROOM APARTMENT SITUATED IN A PRESTIGIOUS DEVELOPMENT WITHIN 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, 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 is also home to the 'outstanding' rated Sudley Junior School, Auckland College and St Margaret's Academy, and offers excellent rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, modern fitted kitchen, spacious living/dining room, double bedroom, single bedroom and a bathroom.

### Further Details

- Furnishing: Furnished
- No. of Floors: 1
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Parking: Off Street, Gated, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge, Freezer, Washing Machine
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 6 months
- Minimum Annual Household Income: £18,750
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

The property also benefits from double glazing, gas central heating, secure off street parking with electric gates, large storage cupboard, bike storage and easy access to the promenade.

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

## Additional Images



Living Room



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bathroom



Hall



Electric Gates, Bike Store, Bin Store



Car Park

Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
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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.