

## The Spinnakers, Aigburth, L19



**To Let - £899 per calendar month**

### Key Features

- 2 Bedroom 2 Bathroom Duplex Apartment
- EPC Rating: C74
- An Extremely Well Presented Duplex Apartment
- En-suite Bathroom to Master Bedroom
- Quiet & Sought After Location
- Modern Fitted Kitchen With Appliances
- Available Now
- Served By Excellent Transport Links
- Stunning Views
- 1x Allocated Parking Space & Visitor Parking
- Double Glazing & Electric Heating
- Early Viewing Advised

### Move-in Costs

- Security Deposit: £1,037.30
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £207.46. 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

AN EXTREMELY SPACIOUS 2 BEDROOM DUPLEX APARTMENT IN THE PRESTIGIOUS DEVELOPMENT OF THE SPINNAKERS

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; large entrance hallway, open plan kitchen/living/dining area, double bedroom and family bathroom. To the first

### Further Details

- Furnishing: Unfurnished
- Floor: 2 (no lift)
- No. of Floors: 2
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Security: Intercom (Audio Only)
- 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 Oven, Electric Hob (Ceramic), Fridge/Freezer, Washer Dryer
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £26,970
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

floor there is an extremely spacious master bedroom with en suite bathroom.

The property also benefits from double glazing, electric heating and an external bike store.

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

## Additional Images



Master Bedroom



Second Bedroom



En Suite



Living Room



Master Bedroom



Master Bedroom



En Suite



View

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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.