

## North Mossley Hill Road, The Courtyard, Mossley Hill, L18



To Let - £2,100 per calendar month

### Key Features

- 3 Bedroom 2 Bathroom Duplex Apartment
- EPC Rating: Pending
- Well Presented Accommodation
- Modern High Gloss Fitted Kitchen
- Family Bathroom & En-suite to Master Bedroom
- Excellent Room Sizes
- Sought After South Liverpool Location
- Surrounded by Quality Local Schools
- Minutes from Allerton Road, Lark Lane & Sefton Park
- Served by Excellent Transport Links
- Secure Off Street Communal Car Parking
- Private Balcony & Communal Gardens

### Move-in Costs

- Security Deposit: £2,423.07
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £484.62. 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 & SPACIOUS 3 BEDROOM 2 BATHROOM DUPLEX APARTMENT

Situated in Mossley Hill, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Penny Lane (made famous by the Beatles!), Allerton Road and Greenbank Park. Neighbouring suburbs encompass Calderstones Park and Sefton Park, the latter of 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. Mossley Hill is also home to many quality schools including the former independent school, Liverpool College, and can be within the catchment area of Blue Coat School in Wavertree, Liverpool's only grammar school. The suburb also offers excellent road, rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, large living/dining room with private balcony, kitchen and a downstairs W/C. To the first floor

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: Off Street, Gated, Communal
- Outside Space: Communal Gardens, Balcony
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic)
- Bills Included: None

### Letting Information

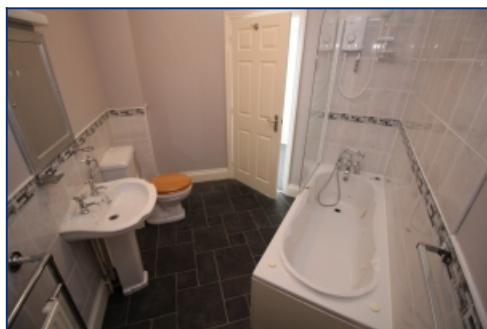
- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £63,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

are two double bedrooms, a single bedroom, family bathroom and en-suite bathroom. Externally there is secure off street communal car parking and access to communal gardens.

The property also benefits from double glazing, gas central heating and plenty of integrated storage.

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

## Additional Images



Bathroom



Living Room



Living Room



Balcony



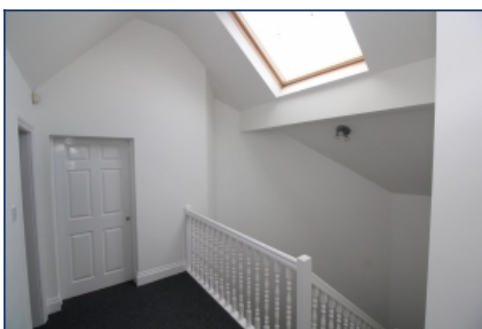
Kitchen



Kitchen



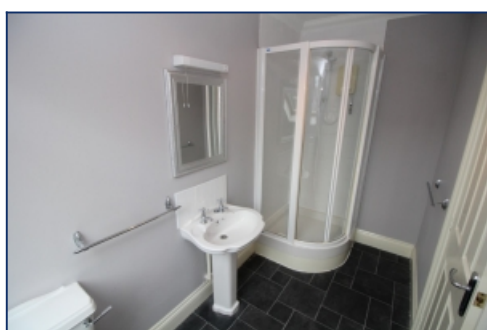
Downstairs W/C



Landing



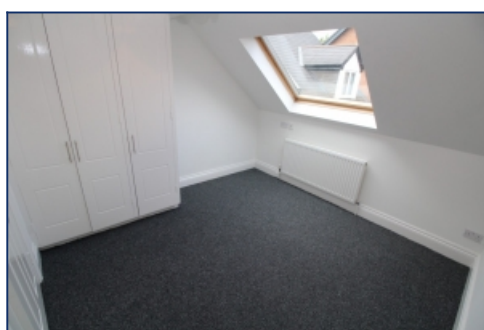
En Suite



En Suite



Bedroom Two



Bedroom Three



Rear Elevation

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.