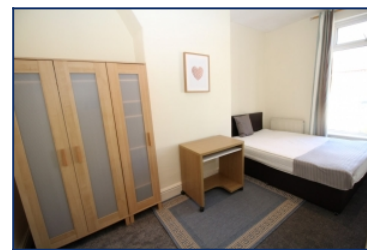
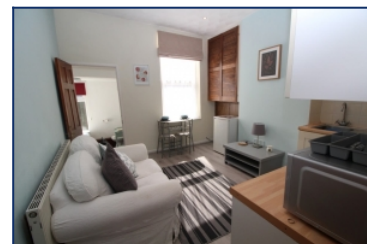


## Hawarden Avenue, Aigburth, L17



To Let - £590 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D61
- Ready to Move Into
- Well Presented Accommodation
- Modern Fitted Kitchen with Appliances
- Local Shops and Amenities
- Excellent Transport Links
- Communal Back Yard
- Double Glazing & Gas Central Heating
- Available for Long Term
- Fully Furnished
- Viewing Highly Recommended

### Further Details

- Furnishing: Furnished
- No. of Floors: 1
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Communal Gardens, Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge, Freezer, Washer Dryer
- Bills Included: None

### Move-in Costs

- Security Deposit: £680.76
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £136.15. 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.

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £17,700
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

### Description

A WELL PRESENTED 2 BEDROOM FIRST FLOOR FLAT SITUATED IN AIGBURTH, L17. BENEFITING FROM EXCELLENT TRANSPORT LINKS TO LIVERPOOL CITY CENTRE.

Aigburth is 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

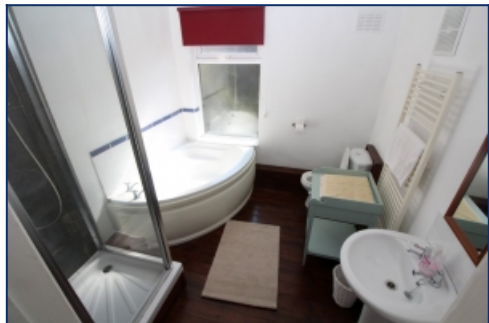
independent businesses. Aigburth is also home to the 'outstanding' rated Sudley Junior School, Auckland College and St Margaret's Academy, and offers excellent rail and bus links to Liverpool city centre.

The accommodation briefly comprises; two double bedrooms, modern fitted kitchen with living/dining area and a good sized bathroom featuring a corner bath and separate shower enclosure. The property also benefits from double glazing, gas central heating and a recent refurbishment.

The property also benefits from double glazing, gas central heating and many original period features.

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

## Additional Images



Bathroom



Lounge/ Diner



Lounge/ Diner



Bedroom Two

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.