

## Bessbrook Road, Aigburth, L17



To Let - £675 per calendar month

### Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: C69
- Extremely Well Presented
- Available Now
- Ground Floor Apartment
- Sought After South Liverpool Location
- Ample on Street Car Parking
- Double Glazing & Gas Central Heating
- Modern Fitted Kitchen and Bathroom
- Served by Excellent Transport Links
- Minutes from Aigburth Road, Lark Lane & Sefton Park
- Early Viewing Advised!

### Move-in Costs

- Security Deposit: £778.84
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £155.77. 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 SPACIOUS ONE BEDROOM GROUND FLOOR FLAT SITUATED IN AIGBURTH, L17 BENEFITING FROM EXCELLENT TRANSPORT LINKS TO LIVERPOOL CITY CENTRE

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

### Further Details

- Furnishing: Unfurnished
- Floor: Ground
- No. of Floors: 1
- Floor Space: 44 square metres / 474 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Hob, Gas Oven, Fridge, Freezer
- Bills Included: None

### Letting Information

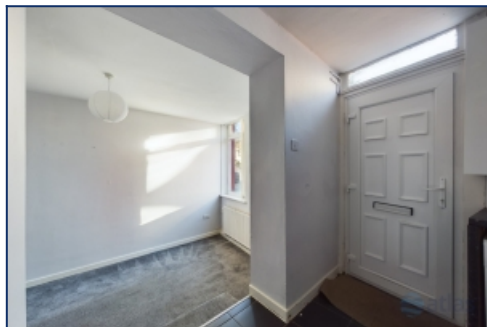
- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £20,250
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

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; kitchen, living room, bedroom and a bathroom.

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

## Additional Images



Entrance

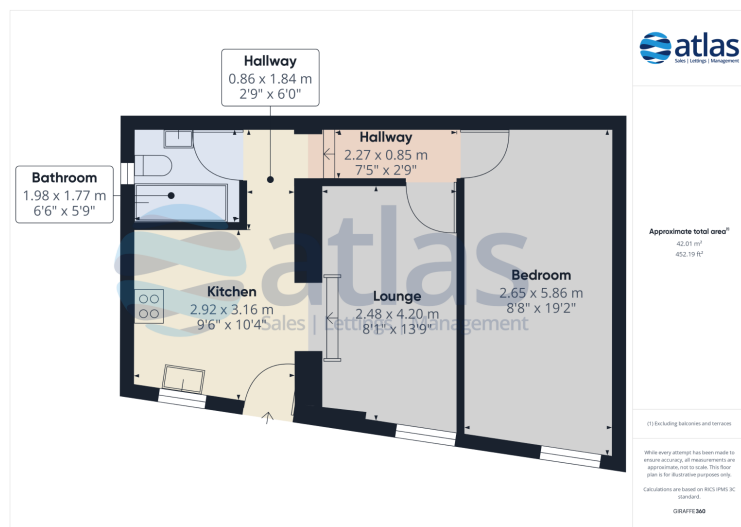


Living Room/Hallway



Front Elevation

## Floor Plans



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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.