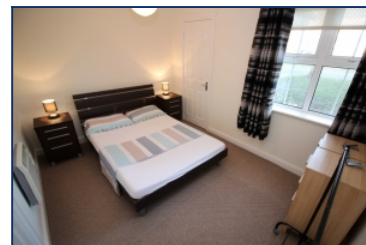


The Spinnakers, Aigburth, L19



To Let - £595 per calendar month

Key Features

- 2 Bedroom 1 Bathroom Ground Floor Flat
- EPC Rating: C75
- Well Presented Accommodation
- Modern Fitted Kitchen with Appliances
- Situated in the Prestigious Spinnakers Development
- Sought After South Liverpool Location
- Local Shops and Amenities
- Seconds from Otterspool Promenade
- Excellent Transport Links
- Secure, Gated Allocated & Visitors Parking
- Double Glazing & Electric Heating
- Viewing Highly Recommended

Move-in Costs

- Security Deposit: £686.53
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £137.31. 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 WELL PRESENTED 2 BEDROOM GROUND FLOOR 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; entrance hallway, open plan kitchen/living/dining area, double bedroom, single bedroom and a family bathroom. There are also several walk-in storage cupboards.

Further Details

- Furnishing: Unfurnished
- 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: Night Storage, Electric Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Washing Machine
- Bills Included: None

Letting Information

- Date Available From: Now
- Minimum Term: 6 months
- Minimum Annual Household Income: £17,850
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

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

Please note: The green carpets have now been replaced with new laminate flooring and a sofa is no longer included with the rental.

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

Additional Images



Bathroom



Kitchen



Living Area



Living Area



Bedroom Two

Tel: 0151 727 2469
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

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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.