

## Alexandra Drive, Aigburth, L17



## To Let - £750 per calendar month

### Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: D67
- Fully Refurbished to a High Standard
- Spacious Master Bedroom with En-Suite Shower Room
- Set Within a Beautiful Victorian Building
- Modern High Gloss Kitchen with Integrated Appliances
- Minutes from Sefton Park & Lark Lane
- Excellent Transport Links
- Brand New Double Glazed Sash Windows
- Quality Fixtures & Fittings Including USB Sockets
- Viewing Highly Recommended
- Off Street Parking

### Move-in Costs

- Security Deposit: £865.38
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £173.08. 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 LUXURY 2 BEDROOM 2 BATHROOM APARTMENT BENEFITING FROM A RECENT FULL REFURBISHMENT COMPLETED TO A HIGH STANDARD.

Atlas Estate Agents are delighted to bring to the market this luxury 2 bedroom apartment situated in the prestigious suburb of Aigburth, L17. The apartment is set within a stunning Victorian building and benefits from ample parking and well tended communal gardens.

Aigburth provides excellent access to quality local schools, transport links, shops, bars, restaurants, coffee shops, employment opportunities and so much more! Sefton Park and Lark Lane are also a short walk away.

The accommodation briefly comprises;

### Further Details

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

### Letting Information

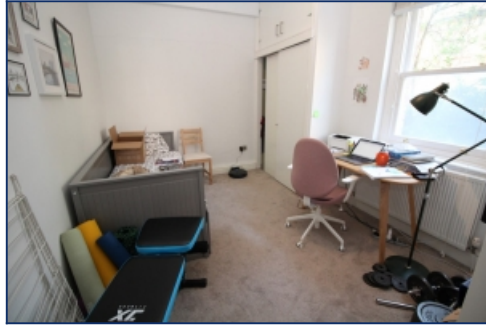
- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £22,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

- Modern high gloss kitchen with tiled floor and integrated appliances
- Bright and spacious living/dining area
- Master bedroom complete with en-suite shower room and integrated wardrobe
- Second double bedroom with integrated wardrobe
- Fully tiled shower room complete with WC, wash basin, shower enclosure and chrome towel radiator

The property also benefits from gas central heating, double glazed sash windows and a secure entry intercom.

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

## Additional Images



Bedroom Two



En Suite



Living Room



Living Room



Shower Room



Bedroom One

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.