

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



**To Let - £1,100 per calendar month**

### Key Features

- 2 Bedroom 2 Bathroom Ground Floor Flat
- EPC Rating: C74
- Well Presented Accommodation
- Minutes from Allerton Road, Lark Lane & Sefton Park
- Beautiful Communal Gardens
- Two Double Bedrooms
- Available for Long Term
- En Suite Bathroom
- Sought After South Liverpool Location
- Double Glazing & Gas Central Heating
- Secured Off Street Communal Car Parking
- Viewing Highly Recommended

### Move-in Costs

- Security Deposit: £1,269.23
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £253.85. 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 BENEFITING FROM SECURE OFF STREET GATED PARKING AND BEAUTIFUL COMMUNAL GARDENS

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.

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 1
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Parking: Off Street, Gated, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- 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: 6 months
- Minimum Annual Household Income: £33,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

The accommodation briefly comprises of; entrance hallway, bathroom, two double bedrooms one benefiting from an en suite and a large open plan living area and kitchen. Externally there is secure off street communal car parking and communal gardens.

The property also benefits from double glazing and gas central heating.

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

## Additional Images



En Suite



Living Room



Bedroom Two



Bathroom



Kitchen

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)

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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.