

Sydenham Avenue, Aigburth, L17



To Let - £699 per calendar month

Key Features

- 1 Bedroom 1 Bathroom Ground Floor Flat
- EPC Rating: D66
- Recently Refurbished Throughout
- Private Recently Landscaped Garden
- Brand New Kitchen With Breakfast Bar
- Minutes From Sefton Park & Lark Lane
- Brand New Modern Bathroom
- Served by Excellent Transport Links
- Local Shops and Amenities
- Double Glazing & Gas Central Heating
- Large Double Bedroom
- Early Viewing Advised!

Move-in Costs

- Security Deposit: £806.53
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £161.31. 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 RECENTLY REFURBISHED 1 BEDROOM GROUND FLOOR APARTMENT BENEFITING A FROM PRIVATE GARDEN.

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, small storage cupboard, open plan kitchen/living/dining room with French doors to garden, spacious double bedroom and a new fully fitted bathroom. Externally there is ample on street parking and a large recently landscaped private garden with

Further Details

- Furnishing: Unfurnished
- Floor: Ground
- No. of Floors: 1
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Intercom (Audio Only)
- Parking: On Street
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge/Freezer
- Bills Included: None

Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £20,970
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

lawn and patio area.

The property also benefits from double glazing, gas central heating and a recent refurbishment throughout.

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

Additional Images



Bedroom



Rear Garden



Rear Garden



Living Room

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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.