

## Ivybank, Archway Road, Huyton, L36



**To Let - £699 per calendar month**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C78
- Extremely Well Presented
- Modern Fitted Kitchen with Integrated Appliances & Dining Area
- Luxury Tiled Bathroom
- Situated within Stunning Period Building
- Popular Location Minutes from the Amenities of Huyton Village
- Excellent Transport Links
- Off Street Gated Communal Car Parking
- Double Glazing & Gas Central Heating
- Available for Long Term
- Quirky Split Level Layout - Excellent Room Sizes

### Further Details

- Furnishing: Unfurnished
- Floor: 1 (no lift)
- No. of Floors: 2
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: Visitors, Off Street, Gated, Driveway, Communal
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Cooker, Fridge, Freezer, Washing Machine, Dishwasher
- Bills Included: None

### 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.

### 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

### Description

AN EXTREMELY WELL PRESENTED 2 BEDROOM FIRST FLOOR APARTMENT BENEFITING FROM EXCELLENT ROOM SIZES AND A MODERN KITCHEN & BATHROOM

The accommodation briefly comprises of; entrance hallway, living room with feature fireplace, kitchen with dining area, two double bedrooms and a family bathroom. Externally there is gated off street car parking.

The property also benefits from double glazing, gas central heating and many original period features.

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

## Additional Images



Bathroom



Kitchen



Bedroom Two

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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.