9 Sunnyside, Princes Park, L8

To Let - £1,200 per calendar month

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- Well Presented & Maintained Throughout
- Spacious Reception Room with Bay Windows
- Contemporary Open Plan Fitted Kitchen with Appliances
- Family Bathroom with Bath and Overhead Shower
- Two Bright and Airy Bedrooms
- Communal Gardens with Play Area
- Communal and Visitor Parking
- Close to Local Green Spaces - Located Next to Princes Park and a Short Walk from Sefton Park
- Situated in the Popular Princes Park, L8 Area - Walking Distance to Liverpool City Centre

Further Details

- Furnishing: Unfurnished
- Floor: 1 (no lift)
- No. of Floors: 2
- Floor Space: 76 square metres / 819 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Security: Intercom (Audio Only)
- Parking: Visitors, Off Street
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge, Freezer, Washing Machine
- Bills Included: None

Move-in Costs

- Security Deposit: £1,384.61
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £276.92. 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 Annual Household Income: £36,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

Description

Atlas Estate Agents are delighted to present this charming two-bedroom apartment to let, ideally situated at 9 Sunnyside, L8, in the sought-after Princes Park area.

Arranged over two floors and occupying the first floor of a well-maintained building, this unfurnished apartment offers bright, modern living in a fantastic location. Well presented throughout, the property features a spacious reception room, flooded with natural light through elegant bay windows – the perfect

space for both relaxation and entertaining.

The contemporary open-plan kitchen, fitted with appliances, flows seamlessly into the reception area, offering a practical yet stylish layout for modern living. Two generously sized bedrooms, both airy and full of natural light, provide comfortable spaces to unwind. A sleek family bathroom, complete with a bath and overhead shower, adds further convenience.

Beyond the apartment's walls, residents benefit from access to communal gardens with a play area – ideal for enjoying sunny afternoons. Parking is also well-catered for, with spaces available for both residents and visitors.

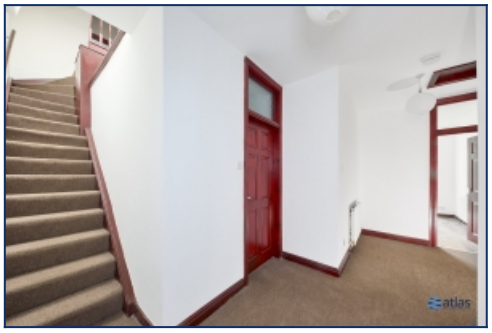
Set in a peaceful location next to Princes Park and only a short walk from the picturesque Sefton Park, the property offers excellent access to local green spaces. Liverpool city centre is within easy walking distance, providing an array of shops, restaurants, and cultural attractions right on your doorstep.

This delightful apartment presents an opportunity to enjoy modern, low-maintenance living in one of Liverpool's most popular areas. Don't miss out – arrange your viewing with Atlas Estate Agents today!

Additional Images

Communal Area

Communal Hall


Communal Hall

Lounge

Kitchen

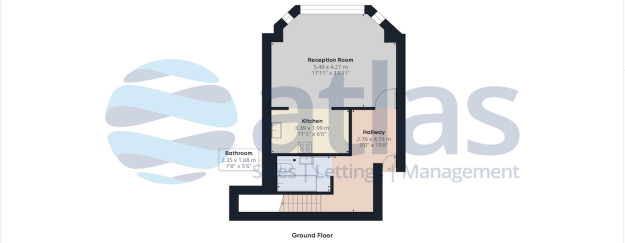
Bathroom

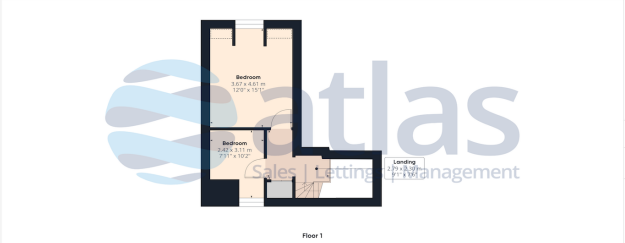
Landing

Landing

Bedroom

Floor Plans





Approximate total area(1)
76.13 m²
819.42 ft²

Reduced headroom
0.95 m²
10.22 ft²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Tel: 0151 727 2469
Fax: 0151 727 4943

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

Email: lettings@atlasestateagents.co.uk
Website: 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.