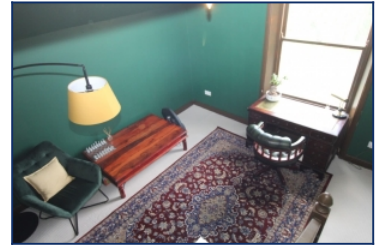


Livingston Drive South, Aigburth, L17



To Let - £1,075 per calendar month

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D56
- Well Presented Two Bedroom Apartment
- Highly Sought After South Liverpool Location
- Close to Sefton Park & Lark Lane
- First Floor
- Family Bathroom
- Fitted Kitchen
- Living/Dining Room
- Mezzanine Level Master Bedroom
- Study
- 10 Minute Drive from City Centre - Excellent Transport Links

Move-in Costs

- Security Deposit: £1,240.38
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £248.08. 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

STUNNING TWO BEDROOM PLUS STUDY TOP FLOOR APARTMENT SITUATED SECONDS FROM SEFTON PARK.

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 road, rail and bus links to Liverpool city centre.

The accommodation is situated on the top floor and briefly comprises of; hallway, spacious living room, fully fitted kitchen, study, bathroom and two double

Further Details

- Furnishing: Furnished
- Floor: 2 (no lift)
- No. of Floors: 2
- Floor Space: 92 square metres / 990 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Security: Intercom (Video)
- Parking: Off Street, Communal, Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Microwave, Fridge/Freezer, Washing Machine, Toaster, Kettle
- Bills Included: None

Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £32,250
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

bedrooms connected with a staircase. Externally, there is driveway parking with an allocated space for one vehicle and communal rear gardens.

The property also benefits from gas central heating.

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

Additional Images



Bedroom 2



Bathroom



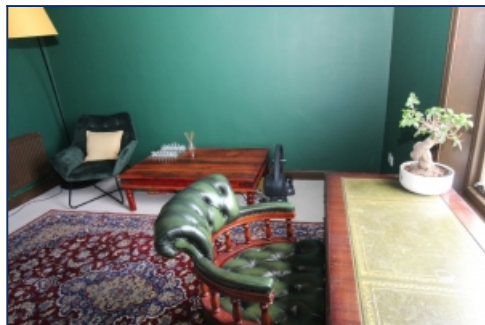
Communal Gardens



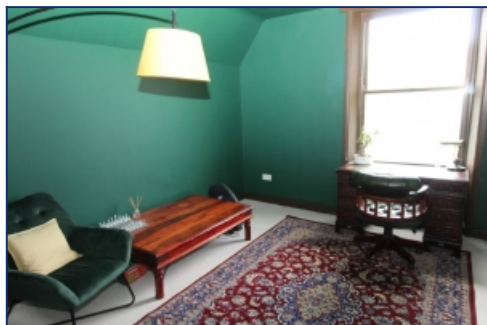
Reception



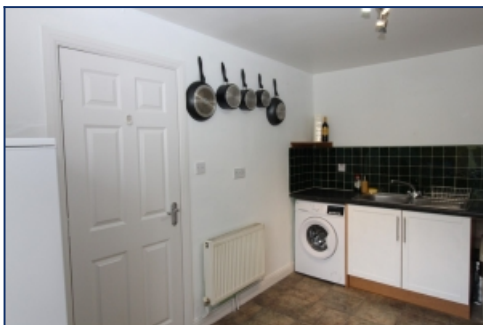
Reception



Study/Bedroom



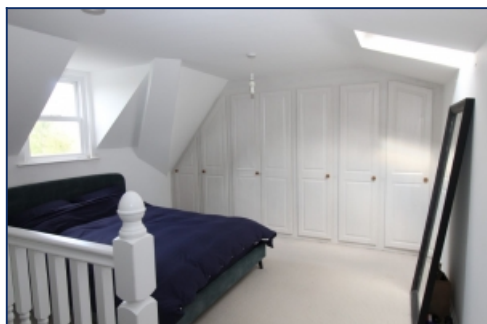
Study/Bedroom



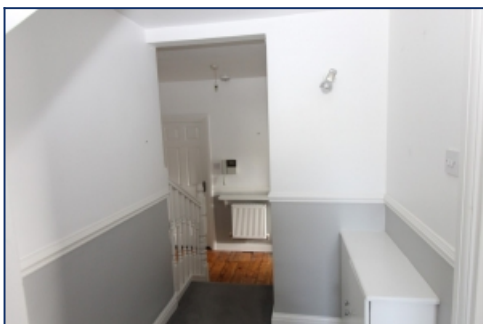
Kitchen



Kitchen



Bedroom 2



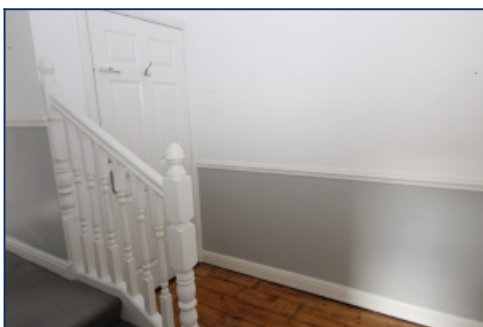
Hallway



Bedroom



Hallway



Hallway



Front Entrance



Front Elevation



Communal Gardens



Communal



Communal Grounds

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.