

## Acorn Court, Dingle, L8



**To Let - £700 per calendar month**

### Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: D64
- Recent Light Refurbishment
- Stunning Views of Liverpool City Centre & North Wales
- Ample Built-in Storage Space
- Enclosed Private Balcony
- Recently Refurbished
- 3rd Floor
- Allocated Off Street Car Parking Space
- Close to Liverpool City Centre
- Excellent Transport Links
- Local Shops and Amenities

### Move-in Costs

- Security Deposit: £807.69
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £161.54. 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 3RD FLOOR FLAT SITUATED IN A POPULAR AREA WITH EXCELLENT TRANSPORT LINKS TO LIVERPOOL CITY CENTRE.

The accommodation is situated over one floor and comprises; private enclosed balcony, hallway, spacious living room, fitted kitchen with space for table and chairs, two double bedrooms and a good size bathroom. The property has been refurbished to an high standard and benefits from double glazing, electric storage heating, a new bathroom, new floor coverings throughout and full re-decoration.

There are also an array of local amenities including schools, shops, parks and leisure centres. There are also regular transport links to Liverpool city centre.

Immediate viewings are highly recommended to avoid disappointment.

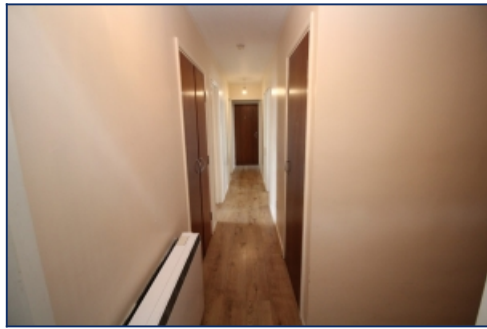
### Further Details

- Furnishing: Unfurnished
- Floor: 2 (no lift)
- No. of Floors: 1
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: Off Street, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Night Storage, Electric Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic)
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £21,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

## Additional Images



Hall



Kitchen



Kitchen



Bedroom One



Bedroom Two

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)

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.