

## Grove Park, Sefton Park, L8



To Let - £750 per calendar month

### Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: C69
- Extremely Well Presented
- Modern Fitted Kitchen & Bathroom
- Local Shops and Amenities
- Balcony with Stunning Views
- Served by Excellent Transport Links
- Off Road Parking
- Secure Entry Video Intercom System
- Access to Communal Gardens
- Gas Central Heating
- Early Viewing Advised!

### Move-in Costs

- Security Deposit: £865.38
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £173.08. 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

AN EXTREMELY WELL PRESENTED ONE BEDROOM 1ST FLOOR APARTMENT SITUATED IN A POPULAR AREA WITH EXCELLENT TRANSPORT LINKS TO LIVERPOOL CITY CENTRE.

The accommodation is situated over one floor and briefly comprises of; entrance hallway, open plan living/dining and kitchen area, a double bedroom and a modern fitted bathroom. Externally to the front of the property there is a driveway providing off road parking and to the rear there is access to large and

### Further Details

- Furnishing: Unfurnished
- Floor: 1 (no lift)
- No. of Floors: 1
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Intercom (Video)
- Parking: On Street, Off Street, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge, Washing Machine, Dishwasher
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £22,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

well maintained communal gardens.

The property also benefits from double glazing, gas central heating and a balcony with stunning views of the gardens.

Early viewings are highly recommended to avoid disappointment!

## Additional Images



Bedroom



Rear Elevation



Front Entrance



Reception



Reception



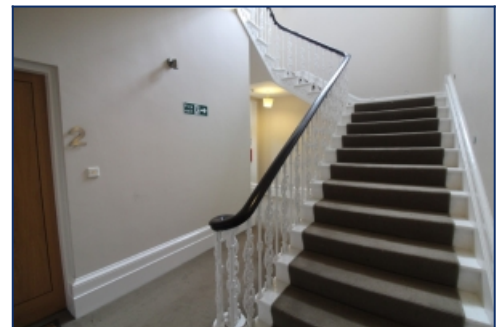
Kitchen



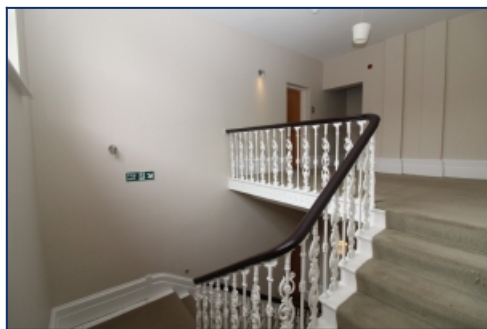
Bedroom



Private Balcony



Communal Hallway



Communal Hallway

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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.