

## Sydenham Avenue, Aigburth, L17



## To Let - £795 per calendar month

### Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: D69
- Recently Refurbished Top Floor Apartment
- Bright & Airy With Stunning Views
- Brand New High Gloss White Fitted Kitchen & Appliances
- Situated In A Beautiful Victorian Building
- Sought After South Liverpool Location
- Minutes From Sefton Park & Lark Lane
- Local Shops And Amenities
- Excellent Transport Links
- Double Glazing & Gas Central Heating
- Available For Long Term

### Move-in Costs

- Security Deposit: £917.30
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £183.46. 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 RECENTLY REFURBISHED 1 BEDROOM SECOND FLOOR APARTMENT SITUATED IN THE LEAFY SUBURB OF AIGBURTH, L17 JUST MINUTES FROM SEFTON PARK AND LARK LANE

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 rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, open plan kitchen/living/dining room with massive dormer window, bright and airy double

### Further Details

- Furnishing: Unfurnished
- Floor: 2 (no lift)
- No. of Floors: 1
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On 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

### Letting Information

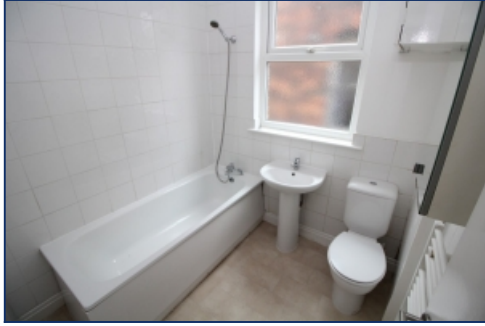
- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £23,850
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

bedroom and a good size bathroom.

The property also benefits from double glazing, gas central heating and a recent full refurbishment.

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

## Additional Images



Bathroom



Living Area



Living Area



Bedroom

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)

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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.