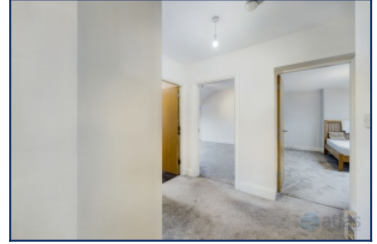


## Croxteth Road, Sefton Park, L8



To Let - £999 per calendar month

### Key Features

- 3 Bedroom 2 Bathroom Apartment
- EPC Rating: D64
- Well Presented Accommodation
- Top Floor Apartment
- Modern Fitted Kitchen With Integrated Appliances
- Main Bathroom & En-suite Bathroom To Master Bedroom
- Popular South Liverpool Location
- Served By Excellent Transport Links
- One Allocated Parking Space & On Street Parking
- Minutes From Sefton Park & Lark Lane
- Double Glazing & Gas Central Heating
- Close To Liverpool City Centre

### Move-in Costs

- Security Deposit: £1,152.69
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £230.54. 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 top floor apartment benefiting from off road parking and just minutes from Sefton Park & Lark Lane. Ideally suited to 3 sharers.

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

### Further Details

- Furnishing: Part Furnished
- Floor: 2 (no lift)
- No. of Floors: 1
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Security: Burglar Alarm, Intercom (Audio Only)
- Parking: On Street, Off Street, Allocated
- No. of Parking Spaces: 1
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Oven, Fridge/Freezer, Washing Machine
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £29,970
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

offers excellent rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, kitchen, large living/dining room, three double bedrooms (one with en-suite) and a family bathroom.

The property also benefits from double glazing and gas central heating.

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

## Additional Images



Bathroom



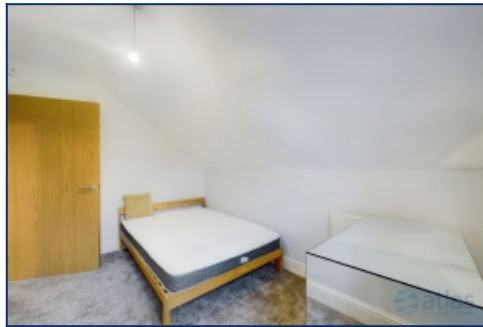
Bathroom



Bedroom



Bedroom



Bedroom



Bedroom

## Floor Plans



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.