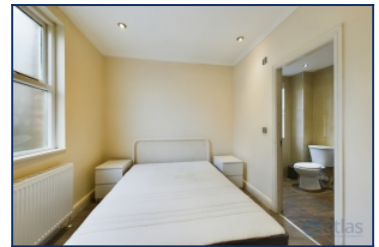


## Alexandra Drive, Aigburth, L17



To Let - £950 per calendar month

### Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: C72
- Available Now!
- Situated in a Stunning Period Building
- Modern Fitted Kitchen with Integrated Appliances
- Sought After South Liverpool Location
- Local Shops and Amenities
- Minutes from Sefton Park & Lark Lane
- Excellent Transport Links
- Generous Off Street Communal Parking
- Communal Gardens
- Viewing Highly Recommended

### Move-in Costs

- Security Deposit: £1,096.15
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £219.23. 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

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.

### Further Details

- Furnishing: Part Furnished
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 46 square metres / 495 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: Off Street, Communal
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge, Freezer, Washing Machine, Dishwasher
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £28,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

The accommodation briefly comprises of; entrance hallway, modern fitted kitchen with integrated appliances, living/dining room, two double bedrooms, two en-suite shower rooms, separate WC for visitors.

The property also benefits from double glazed sash windows, gas central heating and access to a communal cellar (ideal for storage).

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

## Additional Images



Lounge



En-suite



Hallway



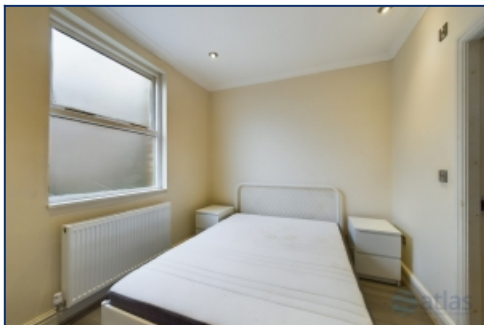
W.c



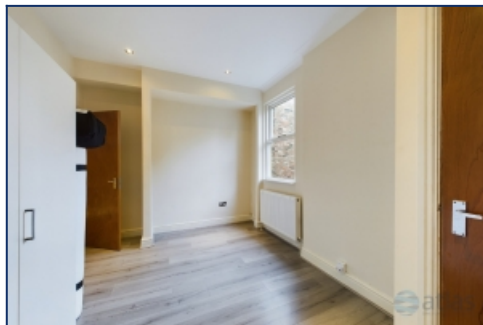
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Kitchen



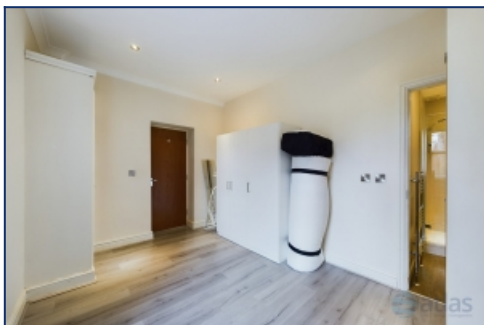
Bedroom



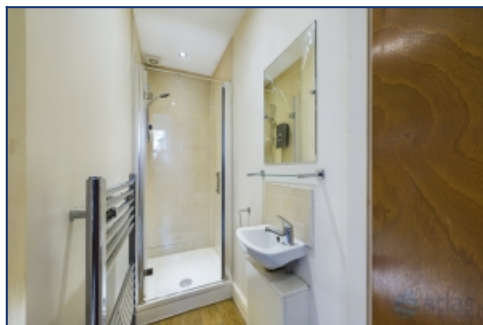
Bedroom



Bedroom

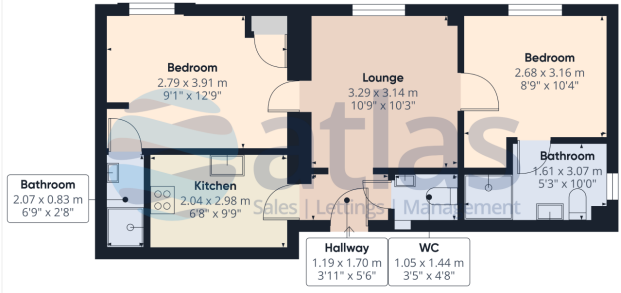


Bedroom



En-suite

## Floor Plans



Approximate total area\*  
 \*Gross area  
 859.87 ft<sup>2</sup>

(\*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and to guide. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 2C standard.

GRAPHISO

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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.