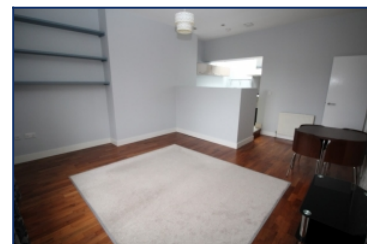


## Grove Park, Sefton Park, L8



**To Let - £825 per calendar month**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C71
- Beautiful Communal Gardens
- Off Road Parking
- Modern Fitted Kitchen and Bathroom
- Local Shops and Amenities
- Double Glazing & Gas Central Heating
- Secure Entry Intercom System
- Served By Excellent Transport Links
- Top Floor Apartment
- Part Furnished
- Early Viewing Advised

### Further Details

- Furnishing: Part Furnished
- Floor: 3 (no lift)
- No. of Floors: 1
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Intercom (Audio Only)
- Parking: On Street, Off Street, Driveway
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge, Washer Dryer, Dishwasher
- Bills Included: None

### Move-in Costs

- Security Deposit: £951.92
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £190.38. 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.

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £24,750
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

### Description

A WELL PRESENTED 2 BEDROOM TOP 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, two good size bedrooms and a modern fitted bathroom.

The property also benefits from double glazing, gas central heating and a large communal garden to the rear.

Early viewings are highly recommended to avoid disappointment!

## Additional Images



Bathroom



Communal Garden



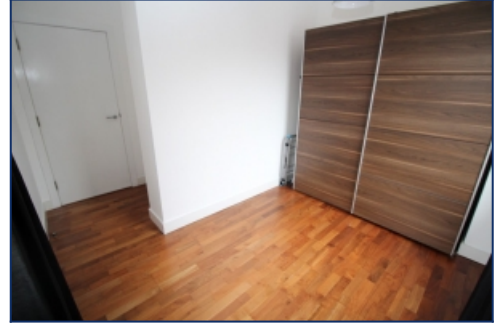
Living Room



Dining Area



Kitchen



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.