

## Croxteth Road, Princes Park, L8



To Let - £850 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- Generously Sized, Light-Filled Lounge
- Contemporary Kitchen with Integrated Appliances
- Two Spacious Double Bedrooms
- Stylish, Fully Tiled Bathroom with Bath and Overhead Shower
- Convenient Storage Cupboard in the Hallway
- Balcony Off the Lounge with Scenic Views of Princes Park
- Located in a Vibrant Area Surrounded by Shops, Restaurants, Pubs, and Green Spaces
- Just a 10-Minute Drive to the City Centre
- Direct Access to the Beautiful Princes Park

### Move-in Costs

- Security Deposit: £980.76
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £196.15. 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 Contemporary Two-Bedroom Apartment in a Vibrant Location

Brought to the market by Atlas Estate Agents, this exceptional two-bedroom apartment is now available to let in the sought-after area of Croxteth Road, Please Select, L8. Situated on the fifth floor of a well-maintained building, this apartment offers a fantastic balance of modern living, comfort, and convenience.

### Further Details

- Furnishing: Unfurnished
- Floor: 7 (lift access)
- No. of Floors: 1
- Floor Space: 670 square feet / 62 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Intercom (Audio Only)
- Parking: Garage, Communal
- Outside Space: Communal Gardens
- Heating/Energy: Under Floor Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge/Freezer
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Annual Household Income: £25,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

The accommodation is arranged over one floor, providing a spacious and practical layout. Upon entering, you are greeted by a generously sized, light-filled lounge with large windows that open onto a private balcony, offering scenic views of the beautiful Princes Park. The perfect space to unwind or entertain, the lounge seamlessly connects to the contemporary kitchen, which boasts integrated appliances and ample storage, making it ideal for preparing meals or enjoying a morning coffee.

Both bedrooms are spacious doubles, providing an abundance of natural light and offering plenty of room for storage. The stylish, fully tiled bathroom is fitted with both a bath and an overhead shower, creating a relaxing space to enjoy a soak after a long day.

Additional benefits include a convenient storage cupboard in the hallway, ideal for keeping your home organised and clutter-free. The apartment is unfurnished, allowing you to personalise the space to your taste.

Located in a lively area surrounded by an array of shops, restaurants, pubs, and green spaces, this apartment offers the best of both worlds: peaceful living with everything you need just moments away. With direct access to the stunning Princes Park and only a 10-minute drive to the city centre, this property is perfectly positioned for easy commuting, leisure, and relaxation.

For those seeking a bright and spacious home in a vibrant part of Liverpool, this apartment ticks all the boxes. Viewing is highly recommended!

## Additional Images



Bedroom



Balcony



Hallway



Hallway



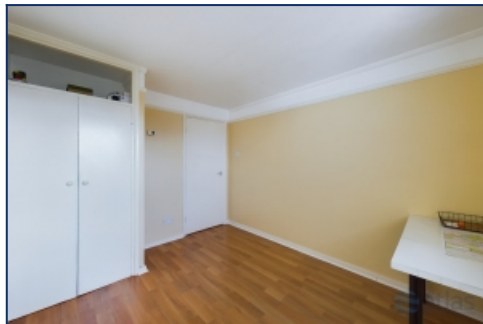
Living Area



Living Area



Living Area

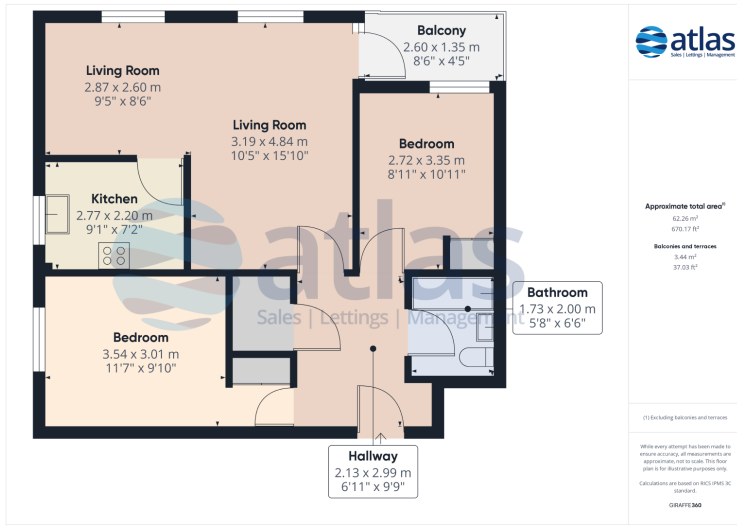


Bedroom



Bedroom

## Floor Plans



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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.