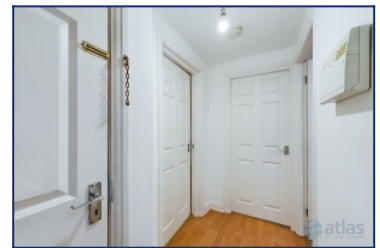


Mannering Road, Aigburth, L17



To Let - £875 per calendar month

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D68
- Well Presented Accommodation
- Modern Kitchen & Bathroom
- Spacious Living Room with Feature Windows
- Lower Ground Floor Master Bedroom with Walk-in Wardrobe
- Sought After South Liverpool Location
- Minutes from Lark Lane & Sefton Park
- Excellent Transport Links
- On Street Car Parking & Communal Gardens
- Double Glazing, Gas Central Heating & Burglar Alarm
- Unfurnished & Available for Long Term

Move-in Costs

- Security Deposit: £1,009.61
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £201.92. 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 2 BEDROOM GROUND FLOOR APARTMENT SITUATED WITHIN A TASTEFUL PERIOD BUILDING

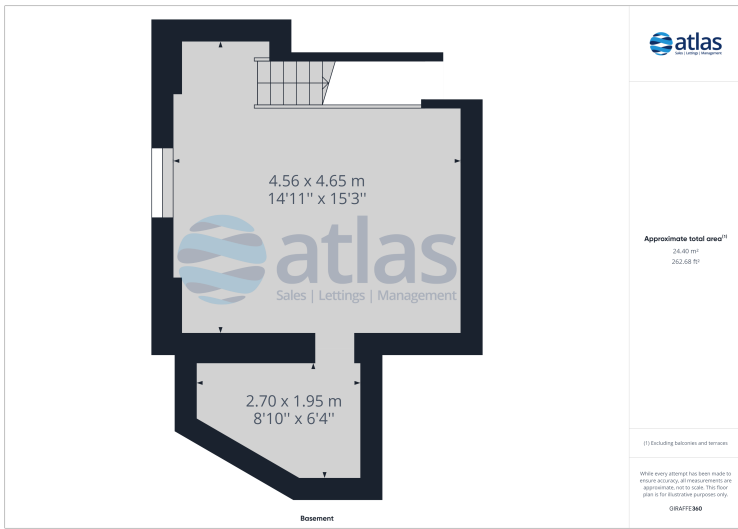
Situated in Aigburth, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Sefton Park, Sudley House, Otterspool Promenade, Aigburth Cricket Club and Lark Lane. Sefton Park is listed by English Heritage and covers a remarkable 235 acres. Lark Lane is a stones-throw 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: Unfurnished
- Floor: 998 (no lift)
- No. of Floors: 1
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob
- Bills Included: None

Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £26,250
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

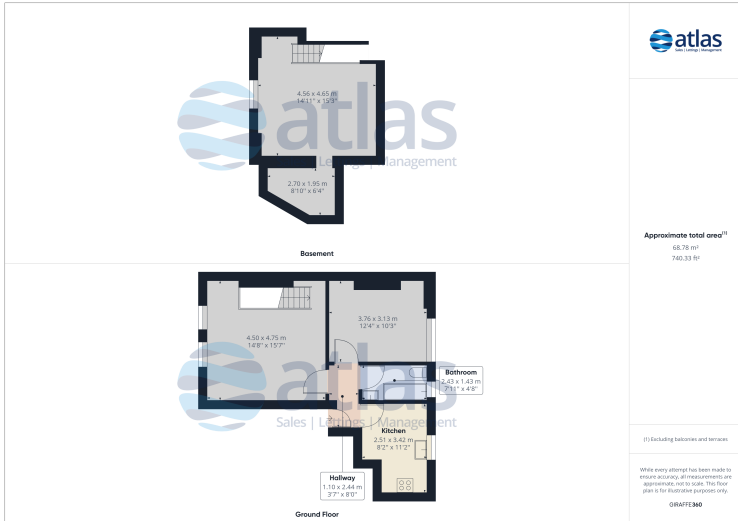


Approximate total area⁽¹⁾
24.40 m²
262.68 sq ft

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾
66.78 m²
720.33 sq ft

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFTEAD

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Mossley Hill, Liverpool, L18 1LN

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Website: 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.