

## Aigburth Road, Aigburth, L17



To Let - £850 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C77
- Available for Immediate Move-in
- Refurbished to a High Standard
- Close to Sefton Park & Lark Lane
- Sought After South Liverpool Location
- Modern Fitted Kitchen
- Family Bathroom
- Served by Excellent Transport Links
- Double Glazing & Electric Heating
- Communal Off Street Car Parking
- Available for Long Term

### 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

Brought to the market by Atlas Estate Agents, this recently refurbished two-bedroom apartment is available to let in the heart of Aigburth, L17. Located on the second floor and arranged over a single level, the property offers spacious and stylish accommodation, ideal for professionals or couples seeking long-term living in a highly sought-after South Liverpool location.

The apartment comprises a bright and modern reception room, a brand new and contemporary fitted kitchen, two generously sized bedrooms, and a sleek

### Further Details

- Furnishing: Unfurnished
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 577 square feet / 54 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Security: Intercom (Audio Only)
- Parking: Off Street, Communal
- Outside Space: Communal Gardens
- Heating/Energy: Night Storage, Electric Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Ceramic), Washing Machine
- Bills Included: None

### Letting Information

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

family bathroom – all finished to a high standard throughout. New blinds will be added for additional comfort and privacy. Offered unfurnished and available for immediate move-in, it features double glazing and electric heating for year-round comfort.

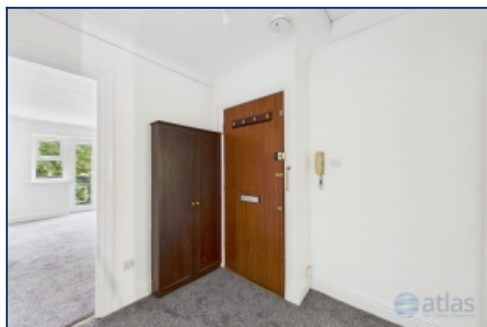
Perfectly positioned on Aigburth Road, just a stone's throw from Sefton Park and the vibrant café culture of Lark Lane, the property benefits from excellent transport links and communal off-street parking. A superb opportunity to enjoy city living with a touch of green on your doorstep.

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 stone's 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 outstanding schools and offers excellent road, rail and bus links to Liverpool city centre and beyond.

The property also benefits from double glazing and electric heating.

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

## Additional Images



Hall



Lounge 3



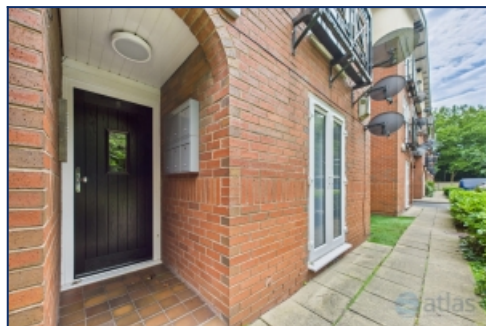
Bedroom 2



Bedroom 1

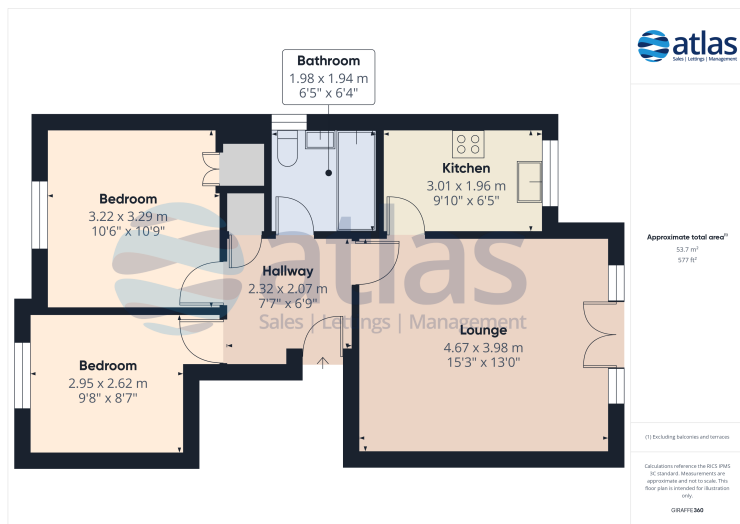


External



External

## 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)

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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.