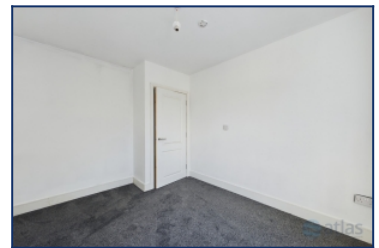


## Sandhurst Street, Aigburth, L17



To Let - £875 per calendar month

### Key Features

- 1 Bedroom 1 Bathroom Flat
- EPC Rating: E
- Newly Built Apartment with Sleek Contemporary Finishes
- Stylish Modern Kitchen Featuring Integrated Appliances
- Spacious Double Bedroom
- Contemporary Bathroom with a Bath and Overhead Shower
- Short Walk to the Amenities of Aigburth, Lark Lane, and Sefton Park
- Within Walking Distance of St Michaels Train Station
- Enhanced Soundproofing for Added Comfort
- Blinds and Bathroom Mirror to Be Fitted
- Efficient Electric Heating and Double Glazing for Energy Savings

### 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

Sleek & Stylish First Floor Apartment in the Heart of Aigburth

Atlas Estate Agents are delighted to present this newly built, contemporary one-bedroom apartment, ideally situated on Sandhurst Street in the highly sought-after L17 postcode. Perfectly blending modern style with everyday convenience, this first floor flat offers a sophisticated living space designed for comfort and energy efficiency.

Step inside to discover a bright and airy reception room, seamlessly flowing into a sleek, modern kitchen equipped with high-spec integrated

### Further Details

- Furnishing: Unfurnished
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 341 square feet / 32 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Intercom (Audio Only)
- Parking: On Street
- Heating/Energy: Electric Heating, Double Glazing
- Bills Included: None

### Letting Information

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

appliances—perfect for those who love to cook and entertain. The spacious double bedroom provides a peaceful retreat, while the contemporary bathroom boasts a stylish bath with an overhead shower for ultimate relaxation.

Designed with comfort in mind, the property benefits from enhanced soundproofing, efficient electric heating, and double glazing, ensuring a cosy yet cost-effective living environment. Blinds and a bathroom mirror will also be fitted for added convenience.

Located just a short stroll from the vibrant amenities of Aigburth, Lark Lane, and the picturesque Sefton Park, this home is perfectly positioned to enjoy the best of Liverpool living. With St Michaels Train Station within walking distance, commuting and city connections couldn't be easier.

Offered unfurnished, this stunning apartment is ready for you to make your own. Don't miss out—enquire today to secure your viewing!

## Additional Images



Bedroom



Bathroom

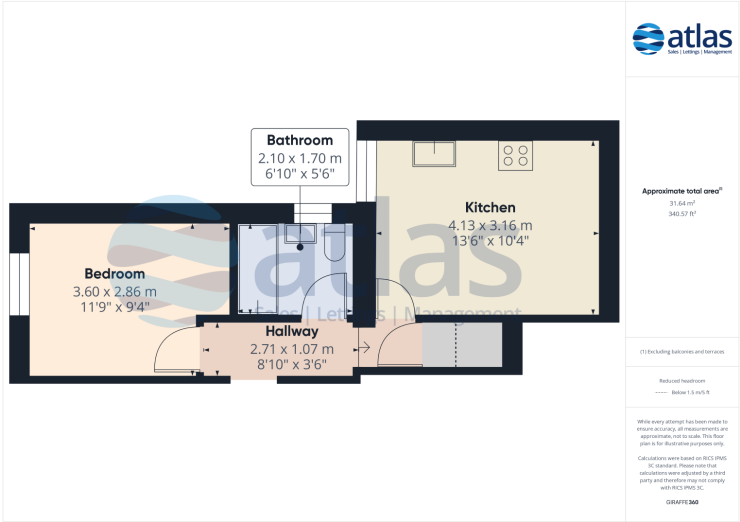


Bathroom



Entrance

## 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)

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.