

## Allerton Road, Allerton, L18



To Let - £1,250 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Ground Floor Flat
- EPC Rating: C
- Available for Immediate Occupation
- Spacious Open-Plan Living and Dining Area
- Newly Fitted Modern Kitchen
- Stunning Ground-Floor Apartment
- Two Generously Sized Double Bedrooms
- Contemporary Bathroom Suite
- Prime Position Opposite Calderstones Park
- Highly Desirable and Prestigious L18 Location
- Communal Off-Road Parking
- Early Viewing Is Highly Recommended

### Move-in Costs

- Security Deposit: £1,442.30
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £288.46. 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 stunning ground-floor apartment offers stylish and convenient living in the heart of Allerton, L18. Perfectly positioned on the prestigious Allerton Road, directly opposite the picturesque Calderstones Park, this beautifully presented home combines contemporary comfort with one of South Liverpool's most sought-after settings.

Set within a well-maintained development, the accommodation is arranged over one easy level and offered fully furnished, ready for immediate occupation.

### Further Details

- Furnishing: Furnished
- Floor: Ground
- No. of Floors: 1
- Floor Space: 918 square feet / 85 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Security: Intercom (Audio Only)
- Parking: Visitors, Off Street, Communal
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Electric Hob (Ceramic), Fridge/Freezer, Washing Machine, Dishwasher
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £37,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

At the heart of the property lies a spacious open-plan living and dining area, flooded with natural light and seamlessly connected to a newly fitted modern kitchen - perfect for relaxing or entertaining in style.

There are two generously sized double bedrooms, each tastefully decorated and offering ample storage space, together with a sleek, contemporary bathroom suite finished to a high standard.

Externally, residents benefit from communal off-road parking, adding to the overall convenience of this impressive home.

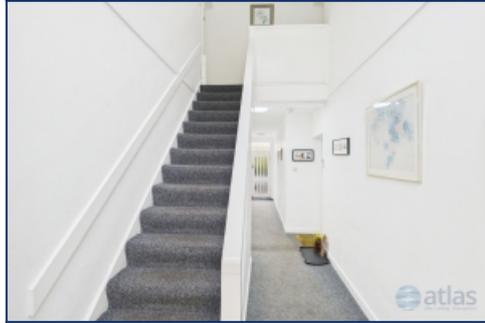
With its enviable location, just moments from local shops, cafés, and transport links, and the green expanse of Calderstones Park right on your doorstep, this property perfectly blends city living with a touch of tranquillity.

Early viewing is highly recommended to appreciate all that this exceptional apartment has to offer.

## Additional Images



Communal Area



Communal Hallway



Entrance



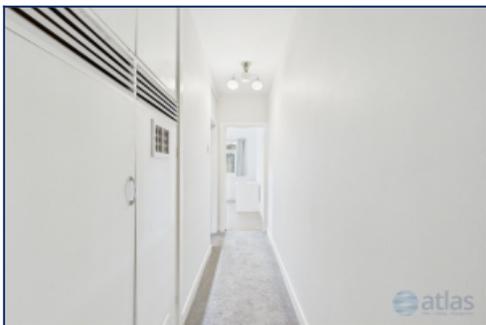
Hallway



Lounge



Dining Area



Hallway



Bedroom



External

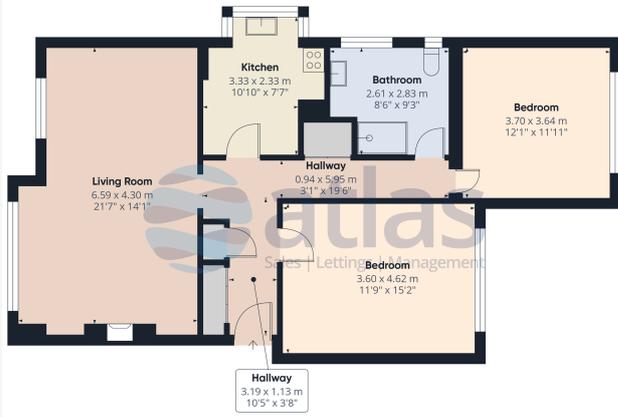


External



Communal Area

## Floor Plans



Approximate total area\*  
85.3 m<sup>2</sup>  
918 ft<sup>2</sup>

(\*Excluding balconies and terraces)

Calculations reference the 2015 PAS 55  
B Standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

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