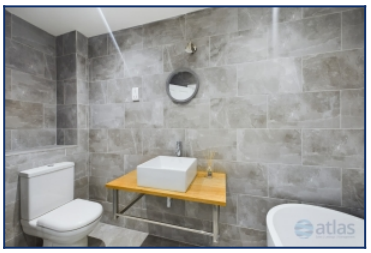
# Ivanhoe Road, Aigburth, L17









# To Let - £1,350 per calendar month

## Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: C
- Available Early October for Long Term
- Spacious Lounge Area Featuring Bay Window with Modern Internal Shutters and Traditional Radiator
- Sleek Kitchen Complete with Gas Hob and Electric Oven
- Contemporary, Fully Tiled Bathroom with Beautiful Bath
- Two Spacious Bedrooms - One with Fitted Wardrobes
- Fully Tiled En-Suite with Beautiful Overhead Shower
- Abundance of Light Throughout the Lounge Area
- Double Glazing & Central Heating
- Highly Sought After Location in Aigburth L17 - Minutes Walk to Lark Lane, Sefton Park and Aigburth Road

## Further Details

- Furnishing: Unfurnished
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 725 square feet / 67 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Security: Burglar Alarm, Intercom (Audio Only)
- Parking: On Street
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas), Fridge/Freezer, Washing Machine
- Bills Included: None

## Move-in Costs

- Security Deposit: £1,557.69
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £311.54. 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.

## Letting Information

- Date Available From: 02/01/27
- Minimum Annual Household Income: £40,500
- Guarantor NOT required (subject to referencing)

## Description

Welcome to a charming opportunity to reside in the heart of Aigburth, brought to you by Atlas Estate Agents. This inviting apartment, available early October for long-term let, is nestled on the second floor of a well-maintained building on Ivanhoe Road, L17.

Step inside to discover a spacious, light-filled lounge area that exudes comfort and style. The bay window, adorned with modern internal shutters and complemented by a traditional radiator, bathes the room in natural light, creating a warm and welcoming atmosphere. The sleek kitchen is a culinary

delight, featuring a gas hob and electric oven, perfect for preparing delicious meals with ease.

This elegant abode offers two generously sized bedrooms, one of which boasts fitted wardrobes for your convenience. The contemporary family bathroom is a haven of relaxation, complete with a beautiful bath and fully tiled for a clean, modern finish. The master bedroom enjoys the luxury of an en-suite bathroom, also fully tiled and equipped with a stunning overhead shower.

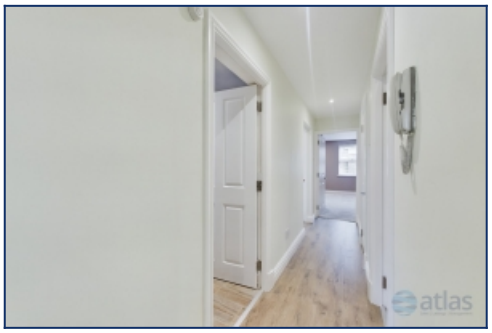
Unfurnished, this property provides a blank canvas for you to personalise to your taste. Double glazing and central heating ensure year-round comfort, while the prime location places you mere minutes from the vibrant Lark Lane, the lush expanses of Sefton Park, and the bustling Aigburth Road.

With its abundance of light and ideal placement in one of Aigburth's most sought-after areas, this apartment presents a rare and exciting opportunity. Don't miss out on making this your new home.

## Additional Images


Bedroom 1


En Suite Bathroom (bedroom 1)


Entrance Hallway


Lounge


Lounge

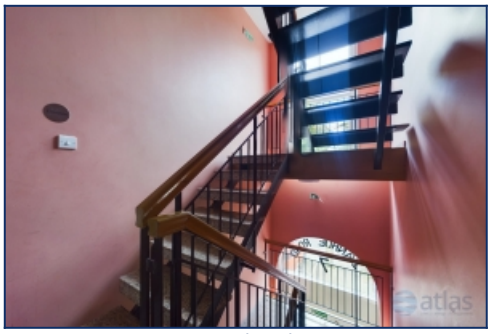

Kitchen


Bathroom


Bedroom 1

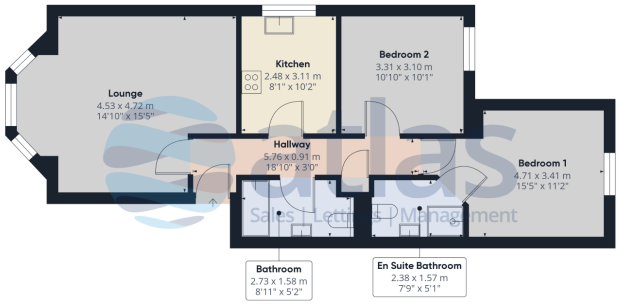

Bedroom 2


Bedroom 2


Communal Staircase


External

## Floor Plans




Approximate total area(1)
67.4 m²
725.49 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

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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.