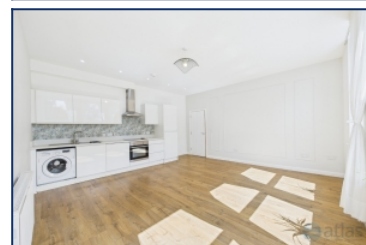
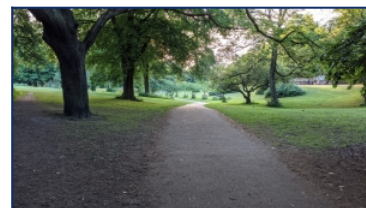


Devonshire Road, Princes Park, Aigburth, L8



To Let - £1,200 per calendar month

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- Available for Immediate Occupation
- Fully Renovated
- Spacious Open-plan Kitchen and Living Area
- Contemporary Fully Fitted Kitchen
- Two Generously Sized Double Bedrooms
- Stylish and Modern Bathroom Suite
- Close to Green Spaces - Within Walking Distance of Princes Park and Sefton Park
- Conveniently Located for Aigburth Road and Lark Lane Amenities
- Excellent Transport Links - Just 10 Minutes' Drive from the City Centre

Further Details

- Furnishing: Unfurnished
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 85 square metres / 915 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Intercom (Audio Only)
- Parking: Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Washing Machine, Dishwasher
- Bills Included: None

Move-in Costs

- Security Deposit: £1,384.61
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £276.92. 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.

Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £36,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

Description

Brought to the market by Atlas Estate Agents, this beautifully presented two-bedroom flat available to rent, situated on the first floor of a stunning period mansion fully renovated in 2020. The flat comes with one dedicated parking space on the front drive. The entrance to the building is through an original period porch featuring stained glass, adding a touch of historic character.

One of just nine apartments in the building, the flat offers two generously sized double bedrooms. The main aspect is overlooking the beautifully maintained

communal garden and its surrounding greenery. Upon entering, the hallway offers practical coat and shoe storage, while the master bedroom boasts a three-metre fitted wardrobe and a built-in work-from-home station. In addition, there are two large internal storage cupboards, providing plenty of practical built-in storage throughout the home. The modern open-plan kitchen/living space is bright and welcoming, with large windows looking directly onto the garden.

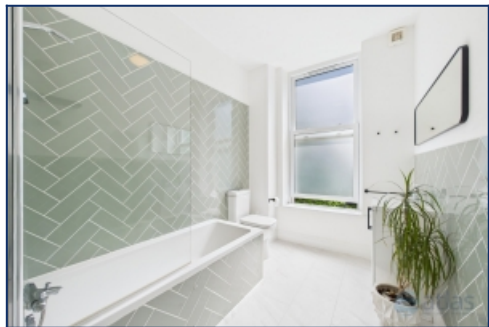
Newly installed WiFi-controlled electric heaters, a new washing machine and dishwasher bring modern convenience to this charming period property. Residents also benefit from covered cycle storage and the use of elegant cast iron garden furniture.

The building is fully managed, with weekly cleaning of communal areas, a regular gardener, quarterly window cleaning, and 24/7 CCTV in operation for added security.

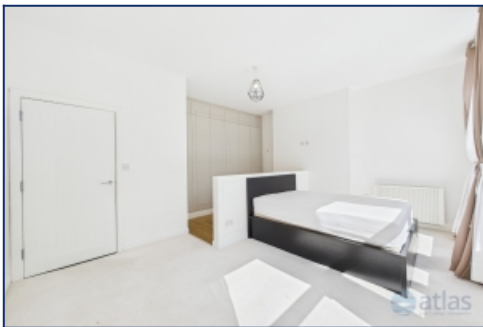
Perfectly located, the flat sits right on the edge of Princess Park, which features a children's playground and tennis court. A bus stop for the 204 route is directly outside the building, offering easy connections to the city centre and beyond. Local amenities are just a short walk away, including both Lidl and Tesco Extra on Park Road.

This is a rare opportunity to enjoy peaceful, park-side living with excellent transport links, modern comforts, and a secure, well-maintained building. Enquire now to arrange a viewing.

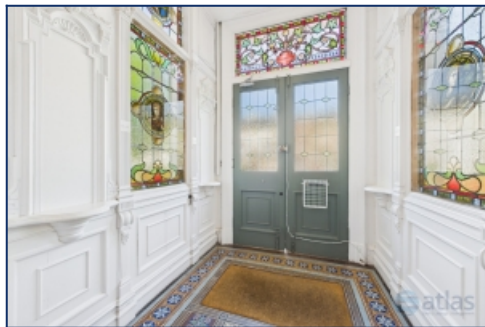
Additional Images



Bathroom



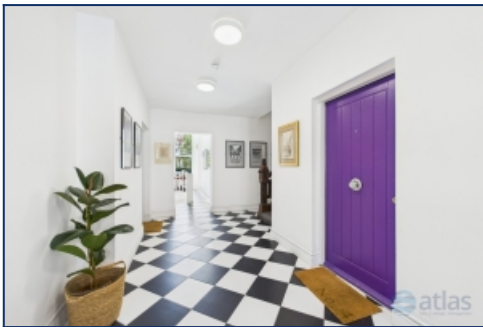
Bedroom



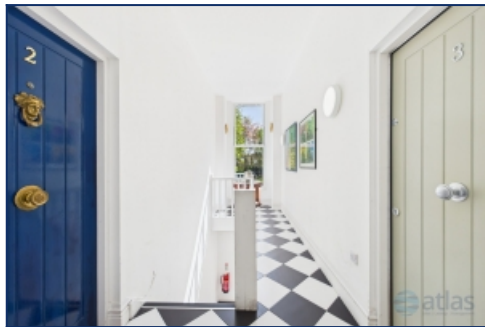
Entrance



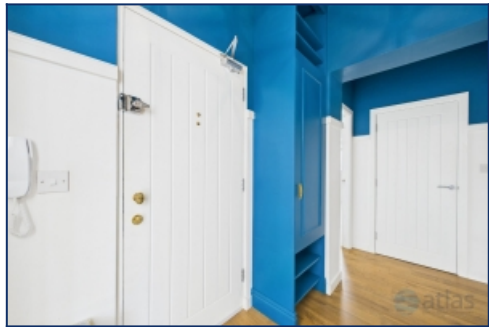
Communal Hallway



Communal Hallway



Communal Hallway



Apartment Entrance



Lounge



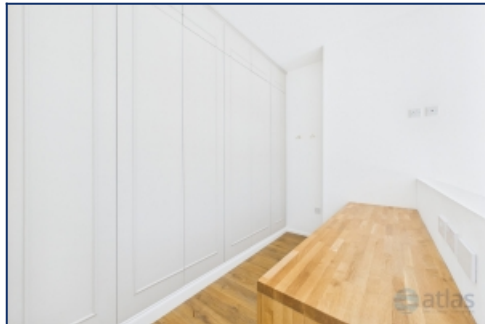
Lounge/Kitchen



Kitchen



Hallway

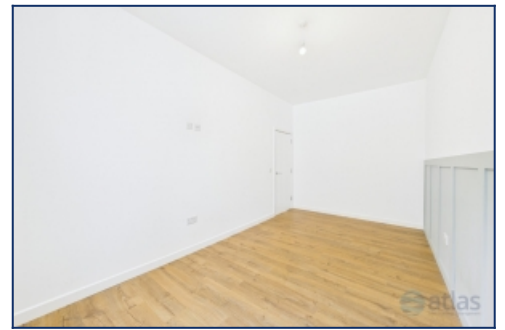




Bedroom



Bedroom



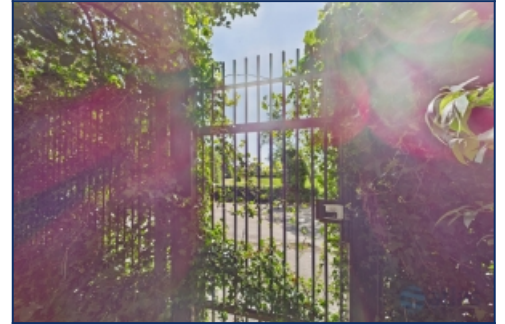
Bedroom



Bathroom



Communal Gardens



Communal Gardens



Communal Gardens

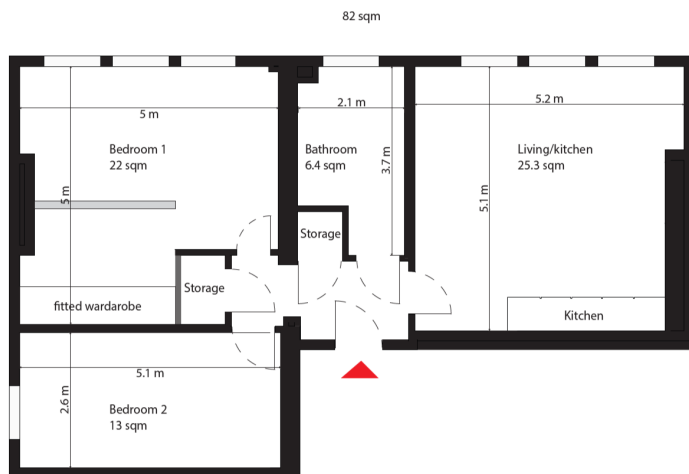


Communal Gardens



Entrance Door

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
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.