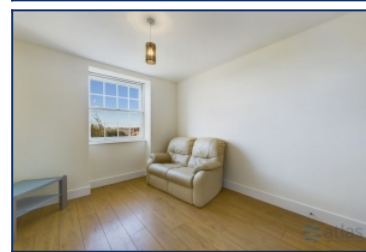
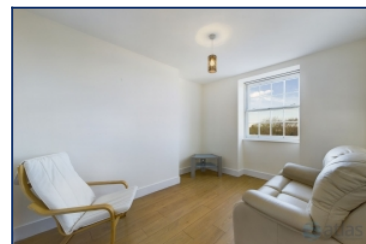


## Wavertree Gardens, Wavertree, L15



To Let - £875 per calendar month

### Key Features

- 3 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- Available Immediately
- Modern Bathroom and Kitchen
- Popular Residential Location
- Close to Local Amenities and Green Spaces
- Good Transport Links
- Modern Neutral Decor and Wooden Floors Throughout
- Attractive Views Over the Mystery
- Close to Woolton Road
- Close to Excellent Schools
- Well-presented Throughout

### Further Details

- Furnishing: Part Furnished
- Floor: 3 (no lift)
- No. of Floors: 1
- Floor Space: 57 square metres / 614 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Security: Intercom (Audio Only)
- Parking: Gated, Communal
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing, Air Conditioning
- Appliances/White Goods: Gas Hob, Microwave, Fridge/Freezer, Washing Machine
- Bills Included: None

### 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.

### Letting Information

- Date Available From: 01/08/25
- Minimum Term: 12 months
- Minimum Annual Household Income: £26,250
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

### Description

Introducing a stunning, modern apartment to let, brought to the market by Atlas Estate Agents. This impressive property is situated on the third floor in the highly sought-after Wavertree Gardens, Please Select, L15. With a contemporary design and excellent location, this apartment offers the perfect balance of style and convenience.

Boasting three spacious bedrooms, a modern bathroom, and a fully equipped kitchen, this accommodation is on the 3rd floor and has been arranged over one floor, making it perfect for families or flatmates who enjoy their privacy. The reception room is bright and welcoming, with modern neutral décor and wooden floors throughout, providing a relaxing and comfortable atmosphere for all.

Enjoying attractive views over The Mystery, this apartment is perfect for nature lovers who appreciate green spaces. It is also conveniently located close to local amenities and excellent schools, making it ideal for families. Additionally, Woolton Road is just a stone's throw away, offering a fantastic selection of shops, bars, and restaurants for your enjoyment.

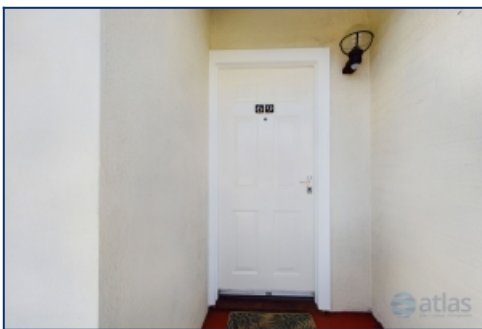
With good transport links, commuting is a breeze, and the popular residential location ensures a sense of community and security. This apartment is part-furnished, with a modern bathroom and kitchen, offering a sleek and sophisticated living experience. It is well-presented throughout, ensuring you feel right at home from the moment you step through the door.

This is a fantastic opportunity to rent a stunning, modern apartment in a highly sought-after location. Contact Atlas Estate Agents today to arrange a viewing and experience the best in modern living. Don't miss out on this unique opportunity - it's available immediately!

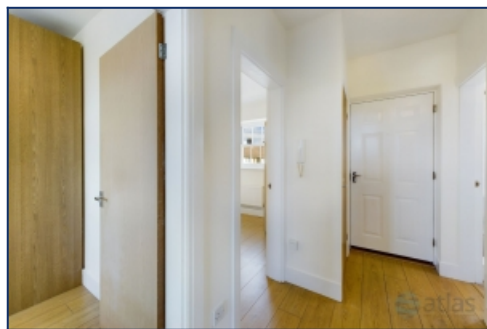
## Additional Images



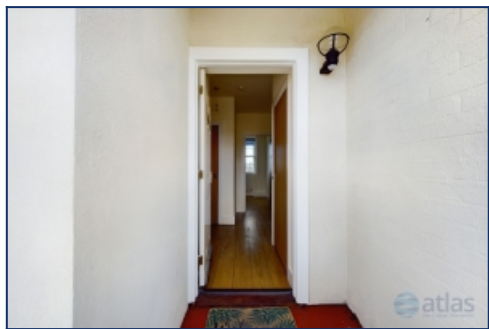
Front



Front Door



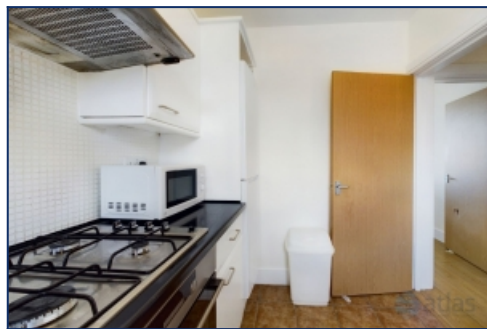
Entrance



Entrance



Kitchen



Kitchen



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom

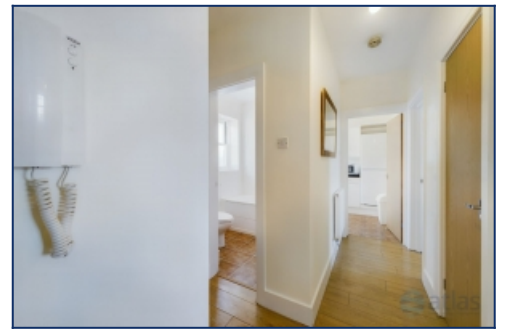




Bedroom



View From Bedroom



Entrance



Bathroom

## Floor Plans



Tel: 0151 727 2469  
Fax: 0151 727 4943

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Mossley Hill, Liverpool, L18 1LN

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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.