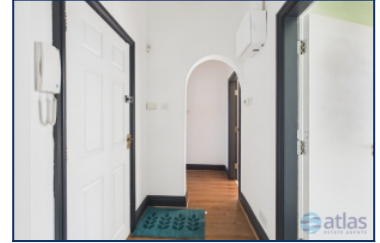


Ullet Road, Aigburth, L17



To Let - £1,150 per calendar month

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- Available Immediately - Newly Decorated and Immaculate Throughout
- Bright, Spacious Kitchen with Bay Window
- Two Generous, Light-Filled Bedrooms
- Attractive Bathroom with Bath and Overhead Shower
- Minutes from Popular Bars, Shops and Restaurants on Smithdown Road
- 3-Minute Walk to Local Green Space Sefton Park
- Excellent Transport Links, with Frequent Bus Routes Along Ullet Road and Smithdown Road
- 15-Minute Walk to Ever-Popular Bars, Shops and Restaurants on Lark Lane
- Beautiful Communal Gardens
- Convenient Off-Street, Driveway Parking

Move-in Costs

- Security Deposit: £1,326.92
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £265.38. 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 well-presented first-floor apartment on Ullet Road offers bright, spacious living in the heart of Aigburth.

Further Details

- Furnishing: Unfurnished
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 99 square metres / 1,067 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: Off Street, Driveway
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Oven (Electric), Hob (Gas), Fridge/Freezer, Washing Machine
- Bills Included: None

Letting Information

- Date Available From: Now
- Minimum Annual Household Income: £34,500
- Guarantor NOT required (subject to referencing)

Arranged over one floor, the accommodation comprises a welcoming reception room, a generous kitchen with an attractive bay window that floods the space with natural light, two well-proportioned double bedrooms, and a stylish bathroom complete with bath and overhead shower. Offered unfurnished and available immediately, the property provides a blank canvas ready to make your own.

Perfectly positioned, you are just minutes from the popular bars, shops and restaurants along Smithdown Road and Lark Lane, while the green open spaces of Sefton Park are only a three-minute walk away. Excellent transport links are on your doorstep, with frequent bus routes running along Ullet Road and Smithdown Road, ensuring easy access across the city.

Additional Images



Kitchen



Kitchen



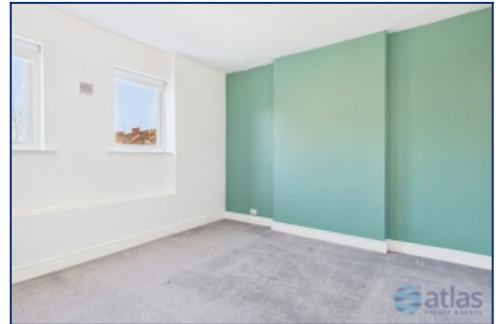
Lounge



Lounge



Lounge



Bedroom 1



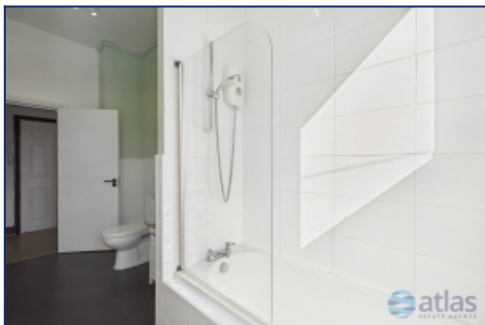
Bedroom 2



Bedroom 2



Bathroom



Bathroom



Communal Garden

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.