

Allerton Road, Allerton, L18



To Let - £1,650 per calendar month

Key Features

- 3 Bedroom 1 Bathroom Duplex Apartment
- EPC Rating: Pending
- Fully Refurbished Three-Bedroom Duplex Apartment
- Newly Installed, Energy-Efficient Boiler
- Brand New Carpets Throughout
- Newly Fitted Double-Glazed Windows
- Electric Feature Fire in the Living Room
- Original Period Fire Surrounds Retained in the Bedrooms
- Spacious and Light-Filled Living Area
- Stylish Newly Fitted Modern Shower Room
- Ideally Located on Allerton Road
- Private Rear Decked Patio Area

Move-in Costs

- Security Deposit: £1,903.84
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £380.77. 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 beautifully refurbished three-bedroom duplex apartment offers an elegant blend of contemporary comfort and retained period charm, set in the heart of the ever-popular Allerton Road, L18. Occupying a first-floor position and arranged over two thoughtfully designed levels, the apartment unfolds into a spacious and light-filled reception room, where an electric feature fire provides a stylish focal point and a warm, welcoming atmosphere. The separate kitchen is smartly appointed, creating a practical yet inviting space for everyday living. The accommodation comprises three well-proportioned bedrooms, each enhanced by original period fire surrounds that add character and a sense of

Further Details

- Furnishing: Unfurnished
- Floor: 1 (no lift)
- No. of Floors: 2
- Floor Space: 115 square metres / 1,238 square feet
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Patio/Decking
- 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: £49,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

heritage to this otherwise thoroughly modern home. Completing the interior is a sleek, newly fitted shower room, finished to a high standard with contemporary fittings.

Recently fully refurbished, the property benefits from a newly installed energy-efficient boiler, brand new carpets throughout and newly fitted double-glazed windows, ensuring comfort, efficiency and peace of mind. Offered unfurnished, the apartment provides a blank canvas for tenants to make the space their own.

Further enhancing the appeal is a private rear decked patio area, offering a quiet outdoor retreat rarely found in such a central location. Ideally positioned on Allerton Road, the apartment enjoys easy access to an excellent range of local shops, cafés and transport links, making this an outstanding home for those seeking style, space and convenience.

Additional Images



Bedroom



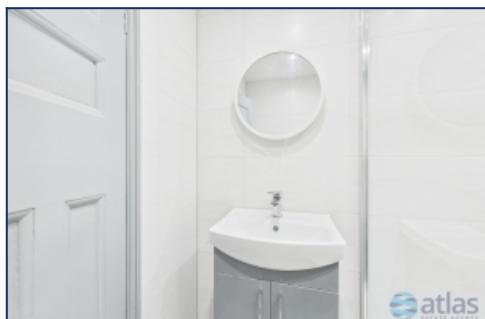
Rear Terrace



Kitchen



Bedroom



Bathroom

Floor Plans



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Approximate total area⁽¹⁾

115.8 m²

1247 ft²

Reduced headroom

1.1 m²

11 ft²

(1) Excluding balconies and porches

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS PMS

20 Standard Measurements are

applied to the property. This

floor plan is intended for illustration

only.

GRAPHIC 360

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

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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.