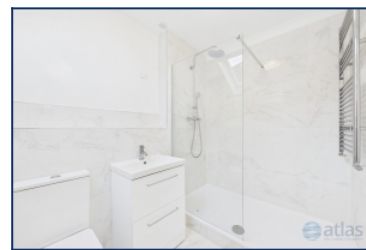


Church Road, Woolton, L25



To Let - £1,775 per calendar month

Key Features

- 3 Bedroom 2 Bathroom Apartment
- EPC Rating: D
- Immaculately Presented Accommodation
- Spacious Open-plan Lounge/kitchen Area
- Brand-new Contemporary Kitchen with Integrated Appliances
- Brand-new Contemporary Kitchen with Integrated Appliances Three Generous Double Bedrooms, Including a Master with En-suite
- Stylish Bathroom with Walk-in Shower
- Convenient Hallway Storage
- Just Minutes from Woolton Village
- Set Within a Stunning Period Building
- Off-street Communal Parking
- Close to Local Shops and Amenities

Move-in Costs

- Security Deposit: £2,048.07
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £409.62. 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

Immaculately Presented Three-Bedroom Apartment to Let in Woolton

Brought to the market by Atlas Estate Agents, this stunning apartment offers an exceptional standard of living in the sought-after location of Church Road, Woolton, L25. Arranged over two spacious floors, this beautifully presented property is perfect for those seeking modern, comfortable living while retaining the charm of a period building.

Further Details

- Furnishing: Unfurnished
- Floor: 2 (lift access)
- No. of Floors: 2
- Floor Space: 1,223 square feet / 114 square metres
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Security: Burglar Alarm, Intercom (Audio Only)
- Parking: Communal
- Heating/Energy: Gas Central Heating, Double Glazing
- Bills Included: None

Letting Information

- Date Available From: Now
- Minimum Annual Household Income: £53,250
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

Situated on the second floor, with the added convenience of a lift, this apartment boasts a bright and airy open-plan lounge/kitchen area. The brand-new, contemporary kitchen comes complete with integrated appliances, providing both style and practicality for the modern lifestyle. The spacious reception room offers the perfect setting for relaxing or entertaining, with ample natural light flooding the space.

The property features three generous double bedrooms, including a master suite with an en-suite bathroom, offering a private retreat. The stylish main bathroom includes a walk-in shower, ensuring both comfort and elegance. A convenient hallway storage space further adds to the appeal of this immaculately presented home.

The apartment is ideally located just minutes from Woolton Village, with its array of independent shops, cafes, and amenities. Residents also benefit from off-street communal parking, adding to the ease of living in this desirable location.

Set within a stunning period building, this apartment offers a unique blend of modern luxury and historic charm, perfect for those looking to enjoy a sophisticated lifestyle in one of South Liverpool's most desirable areas.

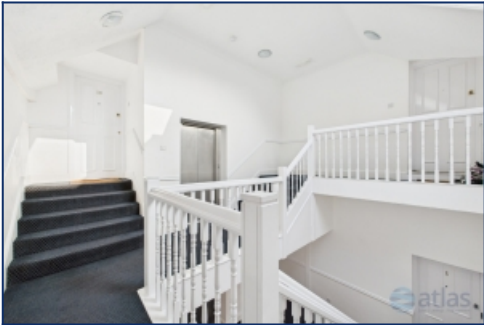
Additional Images



Bedroom One



Communal Hallway



Communal Hallway



Lounge/Kitchen



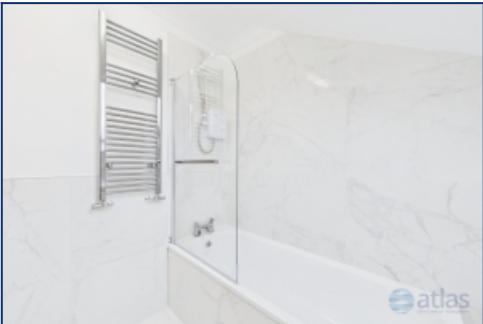
Kitchen



Bedroom One



En-suite



En-suite



Bedroom Two



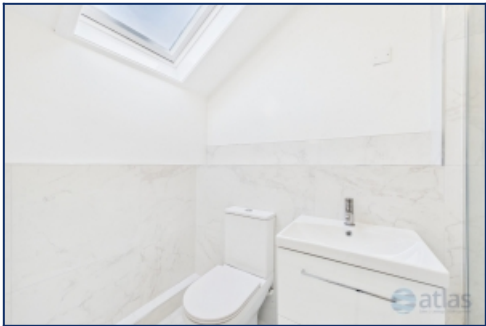
Bedroom Two



Bedroom Three



Bedroom Three



Bathroom

Floor Plans



Tel: 0151 727 2469

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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.