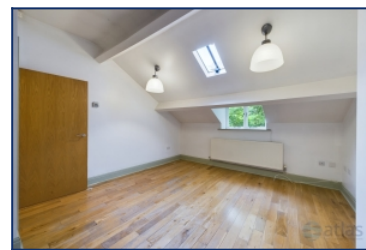
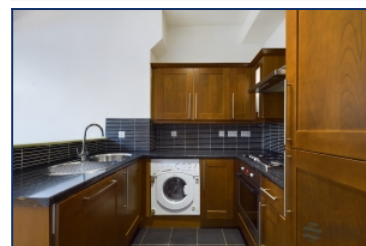
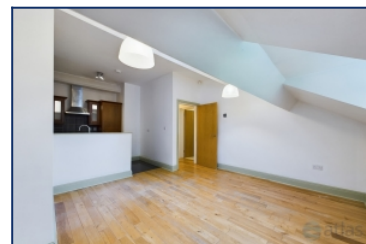


## Ivanhoe Road, Aigburth, L17



**To Let - £800 per calendar month**

### Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: C79
- Extremely Well Presented Accommodation
- Modern Fitted Kitchen with Appliances
- Sought After South Liverpool Location
- Seconds from Lark Lane & Sefton Park
- Served by Excellent Transport Links
- On Street Car Parking
- Double Glazing & Gas Central Heating
- Secure Entry Intercom System
- Available for Long Term
- Viewing Highly Recommended

### Move-in Costs

- Security Deposit: £923.07
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £184.62. 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

Aigburth Living at Its Finest – Just Moments from Lark Lane & Sefton Park

Atlas Estate Agents are delighted to present this beautifully appointed one-bedroom apartment to let, located on the ever-popular Ivanhoe Road in the heart of Aigburth, L17.

Positioned on the second floor of a well-maintained building, this charming home offers stylish and extremely well presented accommodation arranged

### Further Details

- Furnishing: Unfurnished
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 37 square metres / 401 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge, Freezer, Washer Dryer, Dishwasher
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £24,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

conveniently over a single level. Inside, you'll find a bright and spacious reception room perfect for relaxing or entertaining, a sleek modern fitted kitchen complete with appliances, a generous double bedroom, and a contemporary bathroom.

Tastefully finished throughout, the property boasts double glazing, gas central heating, and a secure entry intercom system for added peace of mind. On-street car parking is available, and the apartment is offered unfurnished, giving you the freedom to style the space as you wish.

Perfectly placed just seconds from the vibrant Lark Lane and the leafy beauty of Sefton Park, this sought-after South Liverpool location also benefits from excellent transport links, making it ideal for city professionals and couples alike.

Available for long-term let, this is a rare opportunity to enjoy modern living in one of Liverpool's most desirable neighbourhoods.

Early viewing is highly recommended.

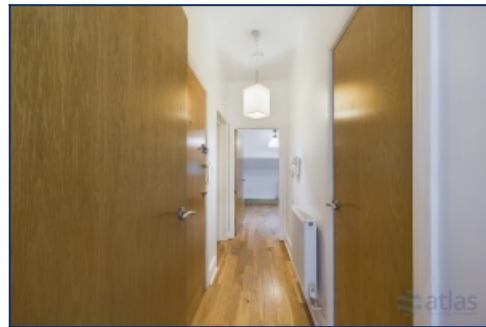
## Additional Images



Bedroom 1



Bathroom



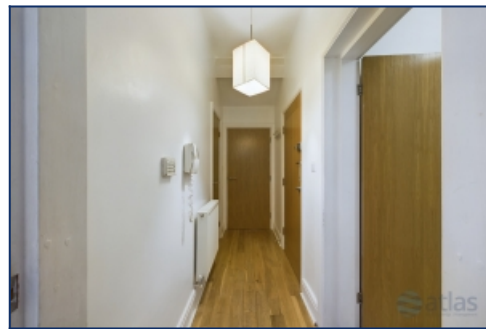
Hallway



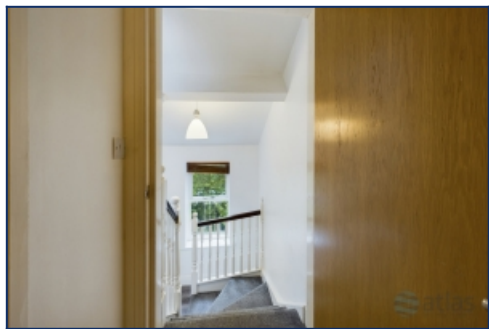
Reception Room



Kitchen



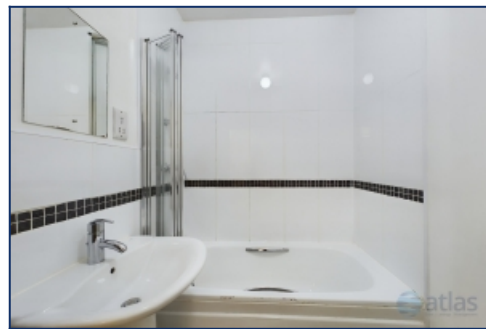
Hallway



Bedroom 1



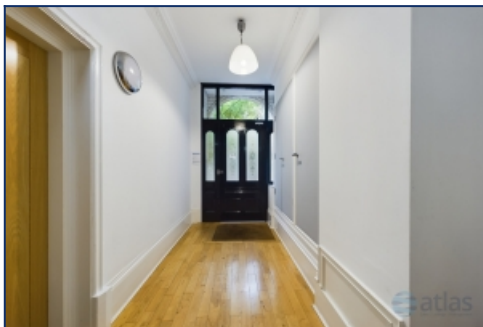
Bedroom 1



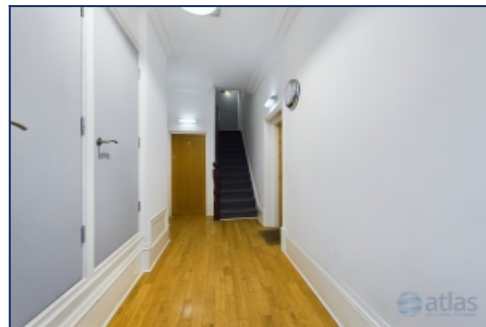
Bathroom



Front

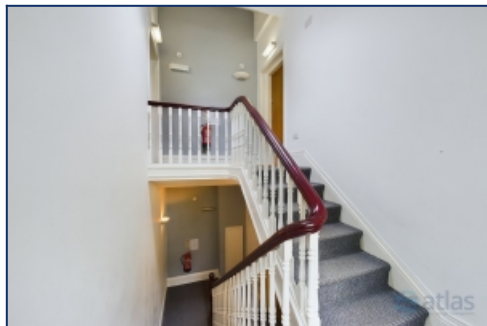


Communal Entrance



Communal Hallway



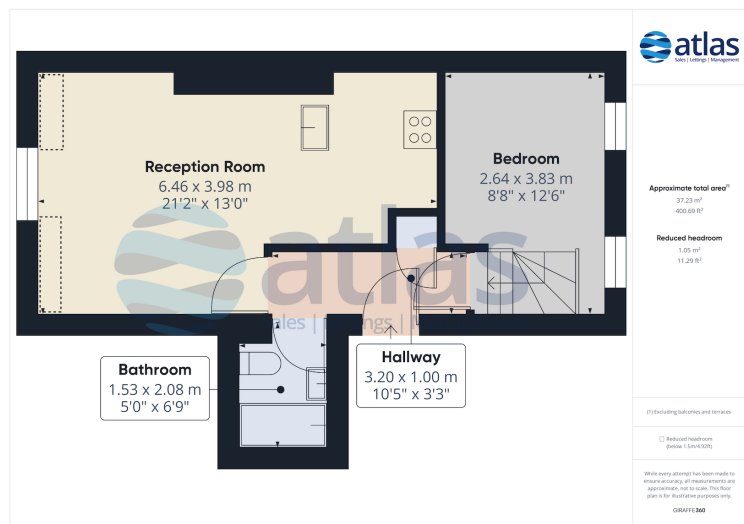


Communal Stairway



Apartment Door

## Floor Plans



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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.