

Aigburth Road, Aigburth, L17



To Let - £1,000 per calendar month

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: E
- Beautifully Presented & Well Maintained Apartment
- Beautifully Spacious, Bright and Inviting Living/Sitting Room with Large Windows
- Modern Kitchen with Electric Hob and Oven - Floor to Ceiling Window to Let in Lots of Natural Light
- Two Bedrooms Both with Fitted Wardrobes - Second Bedroom Perfect for Home Office
- Traditional Tiled Bathroom with Bath and Overhead Shower
- Double Glazing & Electric Heating
- Desirable L17 Location - Close to a Wealth of Amenities - Minutes to Aigburth Road, Lark Lane & Sefton Park
- 8 Minute Walk to Aigburth Train Station
- 15-Minute Drive to City Centre
- Communal Off Street Car Parking

Move-in Costs

- Security Deposit: £1,153.84
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £230.77. 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

Beautifully Presented Two-Bedroom Apartment To Let on Aigburth Road

Further Details

- Furnishing: Unfurnished
- Floor: 3 (no lift)
- No. of Floors: 1
- Floor Space: 704 square feet / 65 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Off Street, Communal
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic)
- Bills Included: None

Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £30,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

Atlas Estate Agents are delighted to bring to market this immaculately maintained two-bedroom apartment, ideally located on the third floor of a well-kept building at 407 Aigburth Road, L17.

Boasting an enviable position in one of Liverpool's most desirable areas, this unfurnished property offers spacious, bright, and inviting living spaces, perfect for those looking for comfort and convenience. The accommodation is arranged over one floor and features a stunning reception room with large windows that flood the space with natural light, creating a warm and welcoming atmosphere.

The modern kitchen comes equipped with an electric hob and oven, complemented by a floor-to-ceiling window that ensures the room is always bathed in daylight, ideal for enjoying your morning coffee. Both bedrooms are fitted with generous wardrobes, providing ample storage space. The second bedroom, versatile and well-sized, is perfect for use as a home office or guest room.

A traditionally tiled bathroom completes the interior, featuring a bath with an overhead shower, perfect for unwinding after a long day. Additional features include double glazing and electric heating, ensuring comfort and energy efficiency year-round.

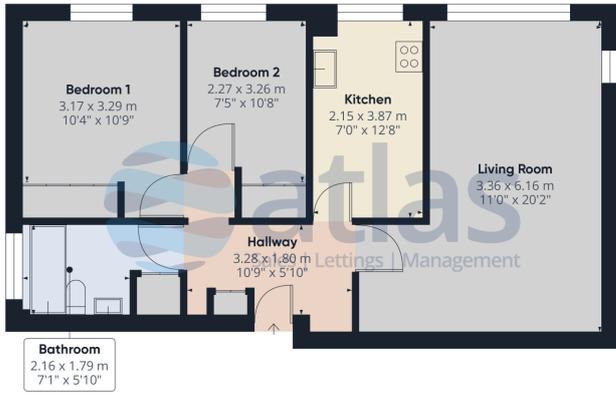
Externally, residents benefit from communal off-street parking. The property's superb location offers quick access to a wealth of amenities, just minutes from the bustling Aigburth Road, the trendy cafes and bars of Lark Lane, and the scenic green spaces of Sefton Park. Aigburth Train Station is only an 8-minute walk away, while the city centre is a short 15-minute drive, making this apartment perfect for commuters or those wanting the best of urban living.

This beautifully presented apartment is ready to welcome new tenants looking for style, comfort, and convenience in the heart of L17. Don't miss out on this fantastic opportunity!

Additional Images



Floor Plans



Approximate total area*
65.23 m²
703.74 ft²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and to guide. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.