

## Parkfield Road, Aigburth, Sefton Park, L17



To Let - £1,400 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- Fully Refurbished Throughout
- Brand New Modern Fitted Kitchen
- Spacious Family Bathroom with Walk in Shower
- Private Back Garden
- Open Plan Kitchen / Dining / Living
- Close to Sefton Park & Lark Lane
- Close to Good Schools & Local Amenities
- Good Public Transport Links
- Highly Sought After Aigburth Location

### Move-in Costs

- Security Deposit: £1,615.38
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £323.08. 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

Welcome to your dream apartment brought to you by Atlas Estate Agents! Located in the picturesque Parkfield Road, Please Select, L17, this spacious and fully refurbished apartment is ready for you to call it home.

Step inside and be greeted by a modern and bright open plan kitchen, dining, and living area that offers the perfect space for entertaining friends and family. The brand new modern fitted kitchen is sure to inspire your inner chef, complete with sleek countertops and ample storage space for all your culinary needs. The reception room is cozy and inviting, providing the ideal space to relax after a long day.

### Further Details

- Furnishing: Unfurnished
- Floor: Ground
- No. of Floors: 2
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Security: Burglar Alarm, Intercom (Audio Only)
- Parking: Off Street, Communal
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge/Freezer, Washing Machine, Dishwasher
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £42,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

This apartment boasts two well-appointed bedroom. The accommodation is arranged over two floors, with the apartment situated on the ground floor, providing easy access and convenience.

The apartment also features a spacious family bathroom with a walk-in shower, adding a touch of luxury to your daily routine. Plus, the private back garden is perfect for outdoor relaxation and gardening enthusiasts.

Location is key, and this apartment does not disappoint. It is conveniently located close to Sefton Park and Lark Lane, providing ample opportunities for outdoor recreation and leisurely strolls. The area also boasts good schools and local amenities, making it an ideal choice for families. The apartment is also well-connected with good public transport links, making your daily commute a breeze.

Don't miss out on this fantastic opportunity! Offering you the chance to make it your own. Contact Atlas Estate Agents today to schedule a viewing and start living the dream in your new home!

## Additional Images



Front Entrance



Hallway



Hallway



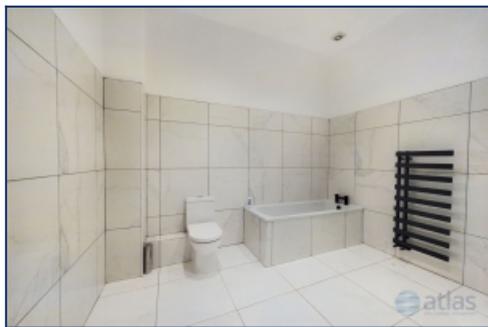
Hallway



Living Area



Kitchen / Living Area



Bathroom



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2

## Floor Plans



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
83.44 m<sup>2</sup>  
898.11 sq'ft

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. The floor plan is for information only.

GRAFTEK 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](mailto:lettings@atlasestateagents.co.uk)  
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.