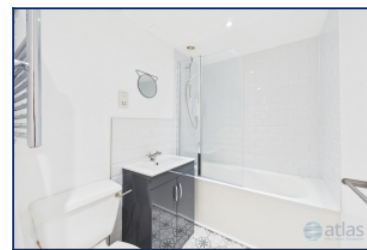
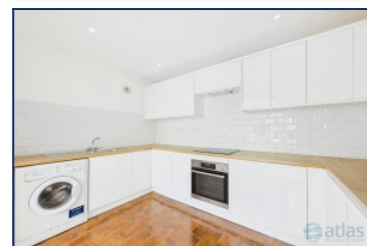


24a Aigburth Drive, Aigburth, L17



To Let - £1,200 per calendar month

Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: C
- Available for Immediate Move-in
- Spacious Open-plan Living and Kitchen Area
- Striking Large Windows in the Lounge
- Stylish and Contemporary Kitchen
- Main Bedroom with Full-height Windows and Mezzanine Storage Space
- Second Bedroom Featuring a Private En-suite
- Sleek Modern Bathroom with Bath and Overhead Shower
- Ideally Located Opposite Sefton Park
- Within Walking Distance of Lark Lane and Aigburth
- Sought-after L17 Location

Move-in Costs

- Security Deposit: £1,384.61
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £276.92. 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 presented two-bedroom flat offers an exceptional opportunity to reside in one of Liverpool's most sought-after locations – the ever-popular L17.

Situated on the ground floor of 24a Aigburth Drive, this unfurnished flat boasts generous accommodation all arranged over a single level, combining characterful features with a sleek, contemporary finish. At the heart of the home lies a spacious open-plan living and kitchen area, where striking large

Further Details

- Furnishing: Unfurnished
- Floor: Ground
- No. of Floors: 1
- Floor Space: 919 square feet / 85 square metres
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Security: Intercom (Audio Only)
- Parking: Off Street, Communal
- Outside Space: Communal Gardens
- Appliances/White Goods: Electric Cooker, Electric Oven, Fridge/Freezer, Washing Machine
- Bills Included: None

Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £36,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

windows flood the space with natural light and provide a wonderful view of the leafy surroundings. The kitchen itself is both stylish and modern, thoughtfully designed to complement the open-plan layout and perfect for everyday living or entertaining guests.

The main bedroom is a real showstopper, featuring full-height windows and an eye-catching mezzanine storage space that adds both functionality and flair. The second bedroom benefits from its own private en-suite, offering convenience and comfort in equal measure. Completing the accommodation is a sleek, modern bathroom with a bath and overhead shower – perfect for relaxing at the end of the day.

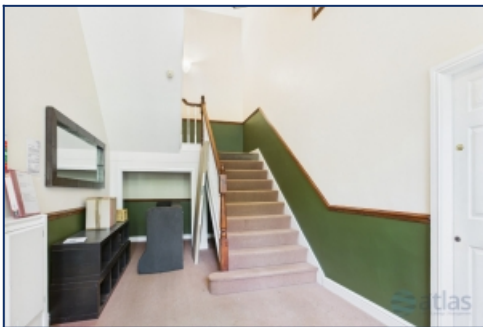
Ideally positioned directly opposite the scenic beauty of Sefton Park and within easy walking distance of the vibrant cafes, bars and restaurants of Lark Lane and Aigburth Road, this is city living with a tranquil twist.

Available for immediate move-in, this flat offers a unique blend of space, style and location – ready for you to make it your own.

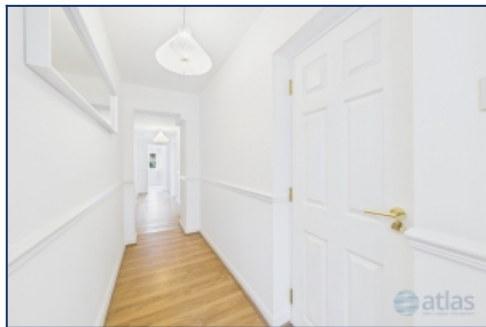
Additional Images



Communal Gardens



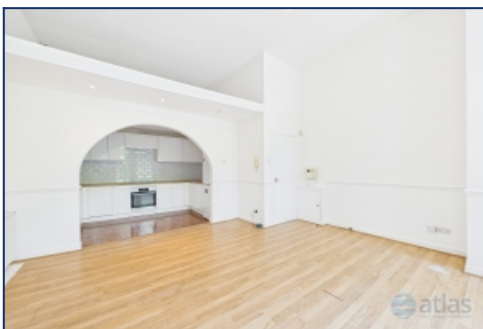
Communal Hall



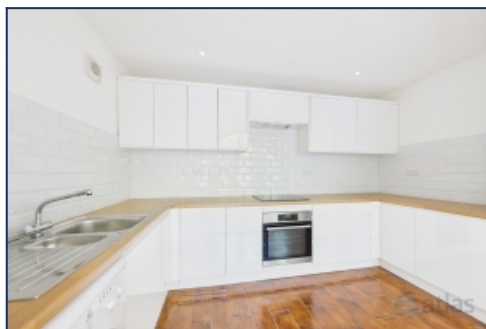
Hallway



Lounge



Kitchen



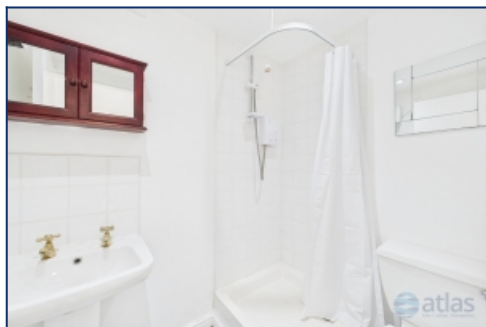
Kitchen



Bedroom



Bedroom

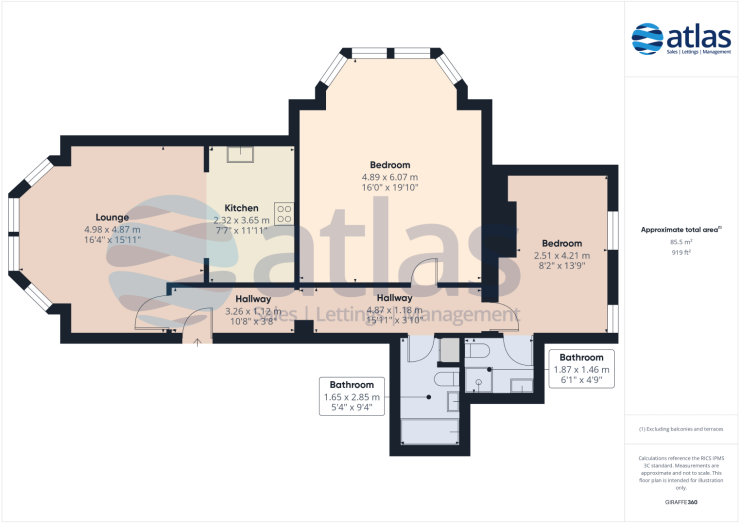


En-suite



External

Floor Plans



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Mossley Hill, Liverpool, L18 1LN

Email: lettings@atlasestateagents.co.uk
Website: 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.