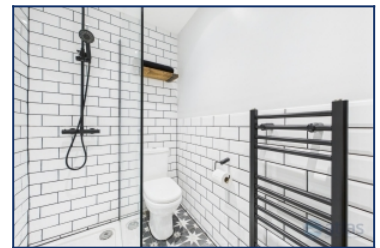


Ivanhoe Road, Aigburth, L17



To Let - £1,300 per calendar month

Key Features

- 2 Bedroom 2 Bathroom Duplex Apartment
- EPC Rating: C
- Available for Immediate Move-In
- Bright and Spacious Front Lounge
- Stylish Modern Kitchen
- Double Bedroom with En-Suite Shower Room
- Additional Versatile Bedroom or Home Office
- Contemporary Fitted Bathroom
- Resident and Visitor Communal Parking
- Within Walking Distance of Lark Lane, Sefton Park and Aigburth Road
- Excellent Transport Links, Close to St Michaels Station

Move-in Costs

- Security Deposit: £1,500.00
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £300.00. 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 to let by Atlas Estate Agents, this beautifully presented duplex apartment on Ivanhoe Road, Aigburth, offers a rare opportunity to enjoy stylish living in one of South Liverpool's most sought-after locations.

Set over two floors and situated on the ground floor, the property is offered fully furnished and available for immediate move-in. The accommodation has been thoughtfully designed, with a bright and spacious front lounge providing the perfect place to relax or entertain, complemented by a sleek, modern kitchen fitted with contemporary finishes.

Further Details

- Furnishing: Furnished
- Floor: Ground
- No. of Floors: 2
- Floor Space: 752 square feet / 70 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Off Street, Driveway, Communal
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob
- Bills Included: None

Letting Information

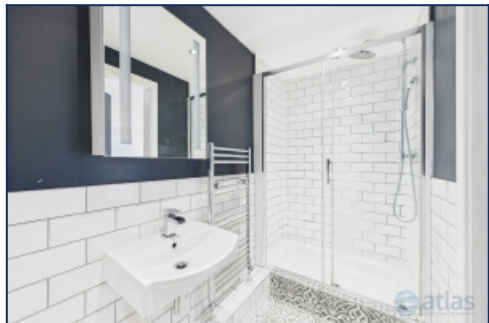
- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £39,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

The apartment boasts two well-proportioned bedrooms, including a generous double with en-suite shower room, while the second bedroom lends itself equally well as a guest room, study or home office. A further chic, fully fitted bathroom completes the accommodation, ensuring both practicality and comfort.

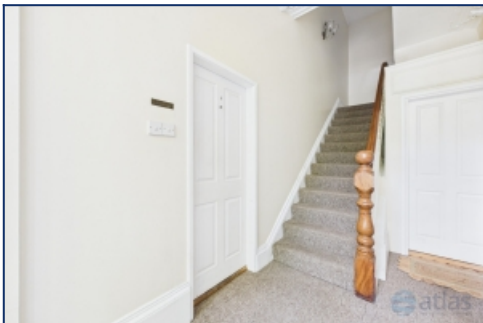
Residents will also benefit from communal parking for both residents and visitors, adding convenience to this stylish home. Perfectly positioned within walking distance of the vibrant Lark Lane, the open green spaces of Sefton Park and the amenities of Aigburth Road, the property enjoys excellent transport links, with St Michaels station just a short stroll away, providing easy access into Liverpool city centre and beyond.

This is a superb home to let, ideal for professionals or sharers seeking a blend of space, style and location.

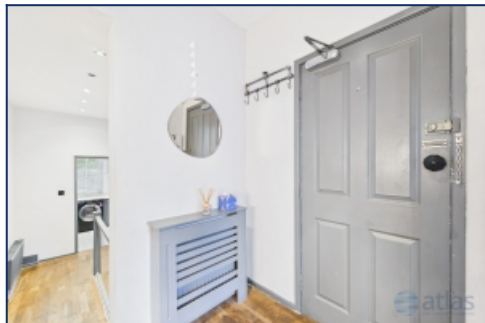
Additional Images



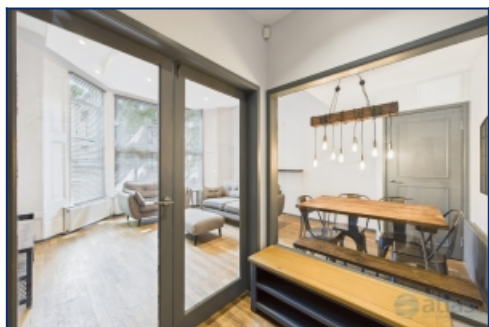
En-suite



Communal Hallway



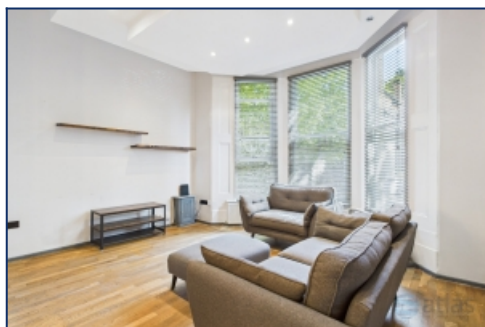
Entrance



Hall



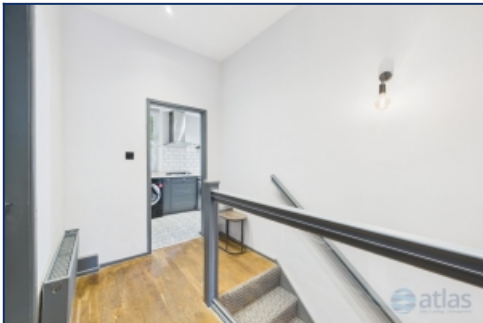
Lounge



Lounge



Dining Area



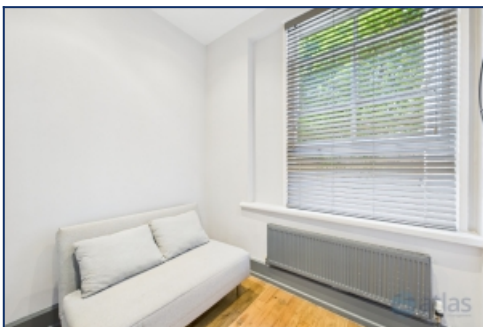
Landing/Hallway



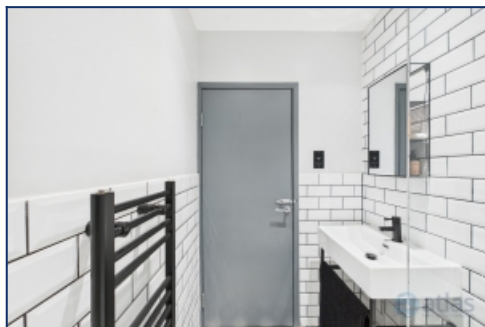
Landing/Hallway



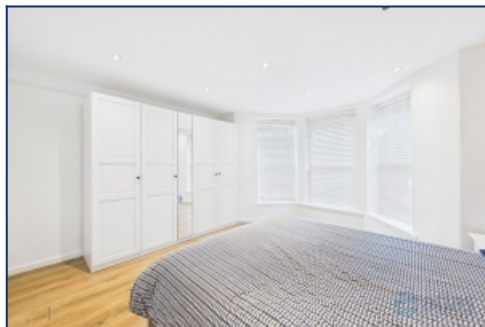
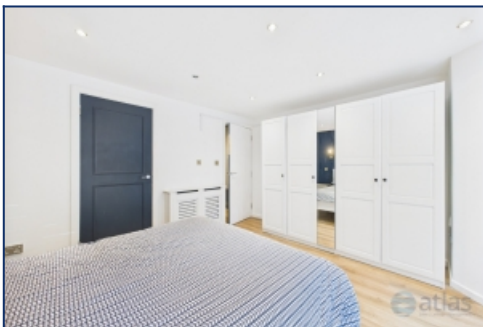
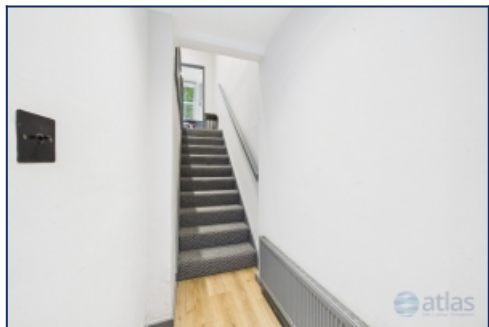
Kitchen



Bedroom



Bathroom





En-suite

Floor Plans



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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.