

Aigburth Road, Aigburth, L17



To Let - £850 per calendar month

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C76
- Available for Immediate Move-In
- Refurbished to a High Standard
- Close to Sefton Park & Lark Lane
- Sought After South Liverpool Location
- Modern Fitted Kitchen
- Family Bathroom
- Served by Excellent Transport Links
- Double Glazing & Electric Heating
- Communal Off Street Car Parking
- Available for Long Term

Move-in Costs

- Security Deposit: £980.76
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £196.15. 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 refurbished two-bedroom apartment is available to let in the heart of Aigburth, L17. Located on the second floor and arranged over a single level, the property offers spacious and stylish accommodation, ideal for professionals or couples seeking long-term living in a highly sought-after South Liverpool location.

The apartment comprises a bright and modern reception room, a contemporary fitted kitchen, two generously sized bedrooms, and a sleek family bathroom

Further Details

- Furnishing: Unfurnished
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 52 square metres / 564 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Visitors, Off Street, Communal
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens, Balcony
- Heating/Energy: Night Storage, Electric Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge/Freezer, Washing Machine
- Bills Included: None

Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £25,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

— all finished to a high standard throughout. Offered unfurnished and available for immediate move-in, it features double glazing and electric heating for year-round comfort.

Perfectly positioned on Aigburth Road, just a stone's throw from Sefton Park and the vibrant café culture of Lark Lane, the property benefits from excellent transport links and communal off-street parking. A superb opportunity to enjoy city living with a touch of green on your doorstep.

Situated in Aigburth, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Sefton Park, Sudley House, Otterspool Promenade, Aigburth Cricket Club and Lark Lane. Sefton Park is listed by English Heritage and covers a remarkable 235 acres. Lark Lane is a stones-throw from Sefton Park and is renowned for its bohemian chic atmosphere and features a diverse selection of wine bars, restaurants, coffee shops and independent businesses. Aigburth is also home to outstanding schools and offers excellent road, rail and bus links to Liverpool city centre and beyond.

The property also benefits from double glazing and electric heating.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

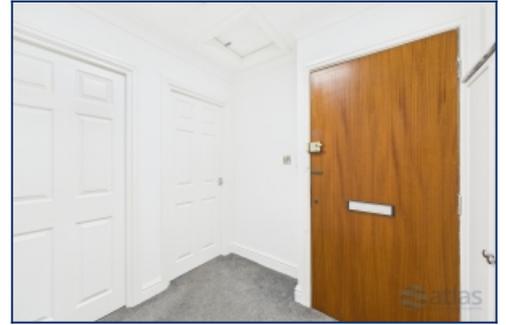
Additional Images



Kitchen 1



Kitchen 2



Hall



Hall 2



Bathroom 1



Bathroom 2



Bedroom 1

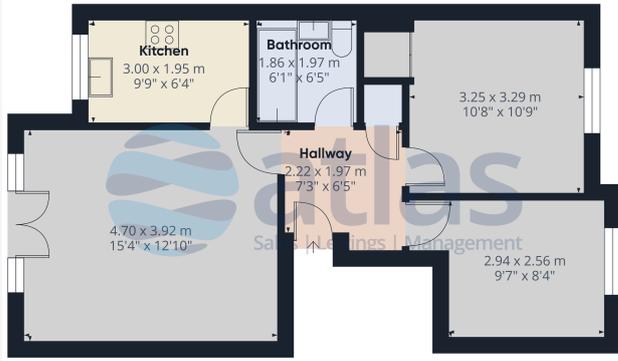


Bedroom 2



Car Park 2

Floor Plans



Approximate total area**
52.4 m²
564 ft²

(**) Excluding balconies and terraces

Atlas estate agents has been made to ensure accuracy of measurements and appropriate use of space. This floor plan is for illustrative purposes only.

Calculations are based on RICS NPS 2018 standard.
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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.