# Whitehedge Road, Garston, L19










# To Let - £1,050 per calendar month

## Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: D
- Fully Refurbished Throughout with New Carpets
- Spacious Living Room with Attractive Bay Windows
- Brand-New Modern Fitted Kitchen
- Open-Plan Kitchen and Dining Area
- Well-Proportioned Double Bedrooms
- Modern Shower Room with Heated Towel Rail
- Separate Utility Area
- Enclosed Rear Yard Providing Outdoor Space
- Sought-After L19 Location
- Viewing Highly Recommended

## Further Details

- Furnishing: Unfurnished
- Floor: Ground
- No. of Floors: 1
- Floor Space: 83 square metres / 897 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas)
- Bills Included: None

## Move-in Costs

- Security Deposit: £1,211.53
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £242.31. 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.

## Letting Information

- Date Available From: Now
- Minimum Annual Household Income: £31,500
- Guarantor NOT required (subject to referencing)

## Description

Brought to the market by Atlas Estate Agents, this beautifully refurbished ground floor flat is available to let on Whitehedge Road, Garston, L19. Finished to a high standard throughout, the property offers well-presented accommodation arranged over one floor and is available unfurnished, making it an ideal choice for those looking to make a fresh start in a conveniently located home.

Upon entering, you are welcomed by a spacious reception room, enhanced by attractive bay windows which allow plenty of natural light to fill the space. The brand-new modern fitted kitchen is thoughtfully designed, incorporating an open-plan dining area to create a practical and sociable setting. The

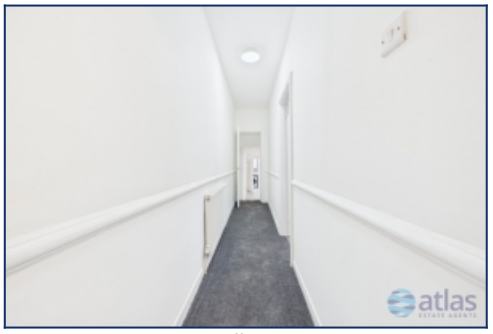
property further benefits from two well-proportioned double bedrooms, alongside a stylish modern shower room complete with a heated towel rail. A separate utility area provides additional practicality, while the enclosed rear yard offers a pleasant outdoor space to enjoy.

Situated in the popular L19 area of Garston, the property is conveniently placed for a range of local amenities, shops and transport links. Having been fully refurbished with new carpets throughout, this attractive flat is ready to move into and offers comfortable modern living.

Early viewing is highly recommended to appreciate all this property has to offer.

## Additional Images


Bedroom Two


Hallway


Hallway


Living Room


Living Room


Bedroom One


Bedroom One


Bedroom Two


Kitchen/Dining Area


Kitchen/Dining Area


Kitchen/Dining Area


Utility Area


Shower Room


Shower Room

# Floor Plans




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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.