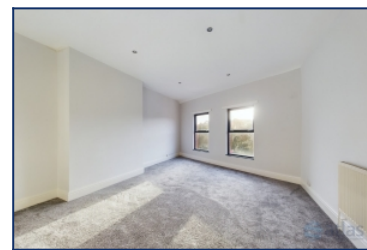
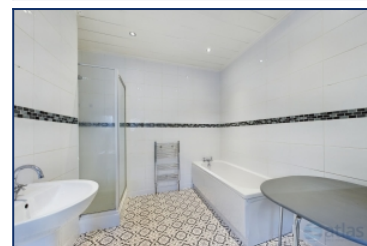
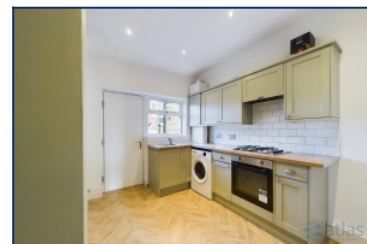


## Aigburth Road, Aigburth, L17



To Let - £950 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Duplex Apartment
- EPC Rating: D64
- Spacious, Light-filled Lounge – a Bright, Airy Living Area with Abundant Natural Light.
- Ground Floor Bathroom with Separate Bath and Shower – Conveniently Located, Offering Both a Bath and Standalone Shower
- Contemporary Kitchen with Integrated Appliances – a Modern, Well-equipped Kitchen with High-quality Built-in Appliances
- Two Generously-sized Double Bedrooms – Master Bedroom Is Notably Spacious
- Highly Sought-after L17 Location – Situated Close to a Range of Amenities and Just Minutes from Aigburth Road, Lark Lane, and Sefton Park
- Newly Fitted Carpets Throughout – Freshly Carpeted for Comfort and Style
- Available for Immediate Move-in – Ready for Occupancy Right Away

### Further Details

- Furnishing: Unfurnished
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 895 square feet / 83 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Appliances/White Goods: Electric Oven, Gas Hob, Washing Machine
- Bills Included: None

### Move-in Costs

- Security Deposit: £1,096.15
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £219.23. 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 Term: 12 months
- Minimum Annual Household Income: £28,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

### Description

Atlas Estate Agents proudly presents this elegant duplex apartment To Let on Aigburth Road, in the highly desirable L17 district of Aigburth. Perfectly blending modern convenience with a spacious layout, this first-floor residence offers an inviting haven with thoughtful details throughout.

Step into a bright and expansive reception room, a true highlight of the property, where abundant natural light flows in to create an airy, welcoming space ideal for relaxation or entertaining. The contemporary kitchen is a cook's delight, equipped with sleek, integrated appliances that make daily meal preparation a pleasure.

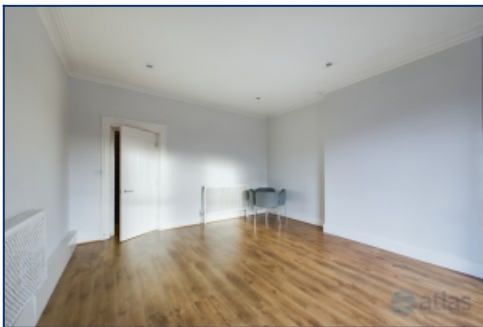
The apartment boasts two generously proportioned double bedrooms, including a particularly spacious master, providing ample room for restful nights and personalised decor. Adding to its appeal, the bathroom on the ground floor features both a luxurious bath and a separate shower – catering to every preference and ensuring maximum convenience.

Situated in a vibrant, sought-after area, you'll be moments from the local charm of Lark Lane, the greenery of Sefton Park, and the convenience of Aigburth Road's many amenities. Newly fitted carpets throughout add a fresh, cosy touch, and the apartment comes unfurnished, ready for you to make it your own. Available immediately for those eager to settle into a stylish, well-appointed home in a prime Liverpool location.

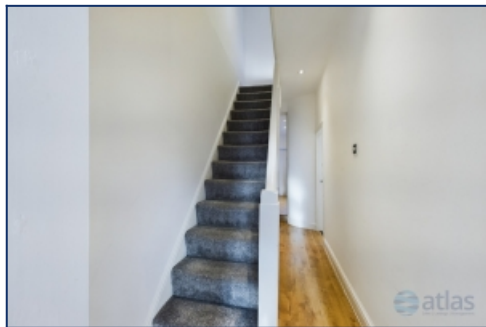
## Additional Images



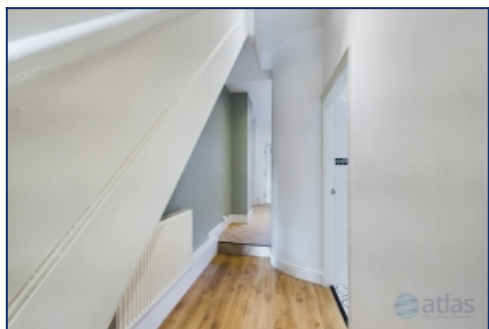
Lounge



Lounge



Hallway



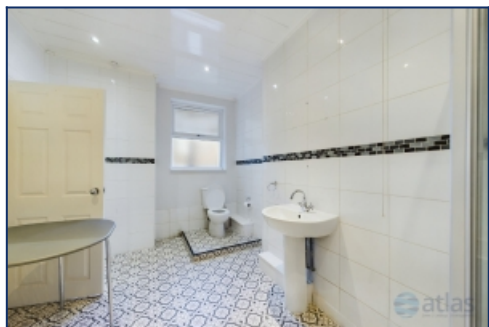
Hallway



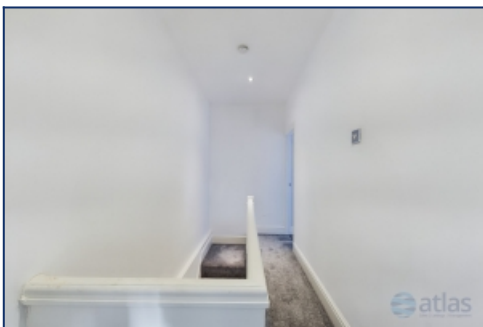
Kitchen



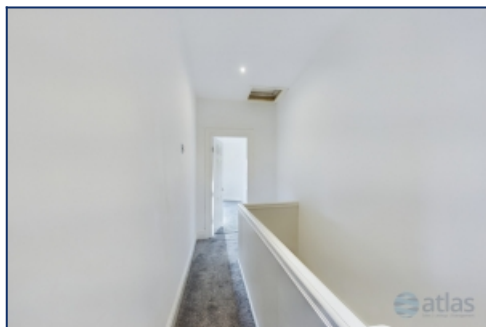
Kitchen



Bathroom



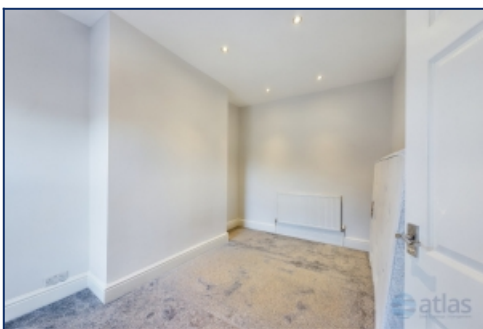
Landing



Landing



Bedroom



Bedroom



Bedroom

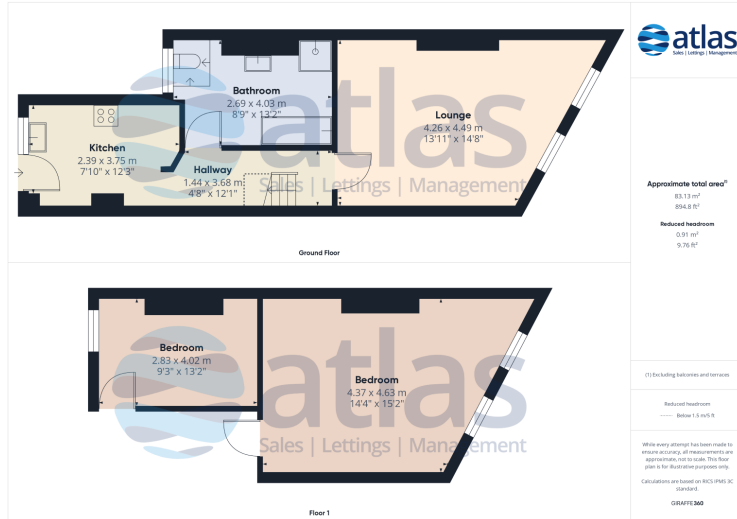


Bedroom



External

## Floor Plans



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.