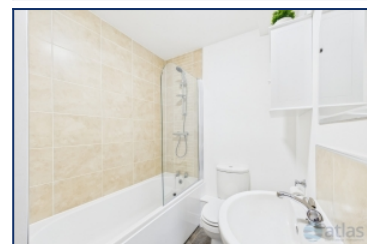
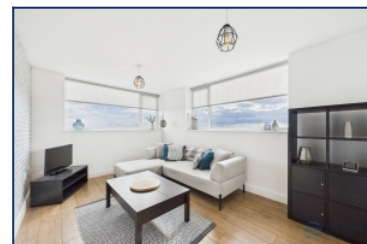


Greenbank Lane, Sefton Park, L17



To Let - £1,050 per calendar month

Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: D
- Available Immediately
- Prime Location on the Edge of Sefton Park
- Stylish and Contemporary Finish Throughout
- Fully Furnished to a High Standard
- Two Generously Sized Bedrooms
- Lounge Offering Stunning Views of Sefton Park and the City Skyline
- Step-free Access with Lift Serving All Floors
- Secure Parking with Gated Entry for Residents and Visitors
- Located Just a 5-minute Walk from Smithdown Road's Amenities
- Surrounded by Picturesque Green Spaces

Further Details

- Furnishing: Furnished
- Floor: 13 (lift access)
- No. of Floors: 1
- Floor Space: 53 square metres / 570 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Security: Intercom (Audio Only)
- Parking: Visitors, Gated, Bike Rack, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens, Balcony
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Induction), Washing Machine
- 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 Term: 12 months
- Minimum Annual Household Income: £31,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

Description

****Brought to the market by Atlas Estate Agents****

A stunning flat to let, nestled in the highly sought-after location of Greenbank Lane, Sefton Park, L17. Situated on the 13th floor of a modern building, this stylish residence offers a contemporary living experience with breathtaking views of Sefton Park and the city skyline.

Accommodation is thoughtfully arranged over one floor, featuring two generously sized bedrooms, a well-appointed bathroom, and a spacious reception room. The lounge is the heart of the flat, offering a delightful space to relax while enjoying the stunning panoramic views.

The property is fully furnished to a high standard, blending modern elegance with comfort. The kitchen is sleek and functional, perfect for those who enjoy cooking and entertaining. With step-free access provided by a lift serving all floors, the flat is easily accessible, ensuring convenience for all.

Located just a 5-minute walk from Smithdown Road, you will be surrounded by an array of local amenities, including shops, cafes, and restaurants. Additionally, the picturesque green spaces of Sefton Park are right on your doorstep, offering a perfect retreat for outdoor enthusiasts.

Residents will also benefit from secure parking with gated entry, providing peace of mind for both residents and visitors alike.

Available immediately, this flat represents the ideal blend of comfort, style, and convenience in a prime location. Don't miss the opportunity to make this modern gem your home.

Additional Images



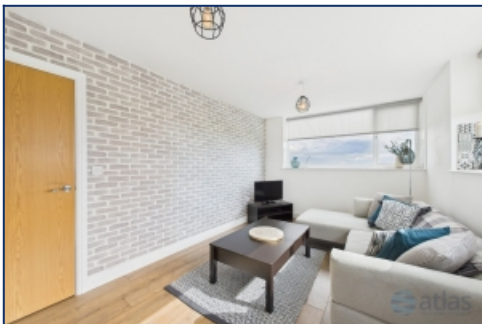
Balcony



Kitchen



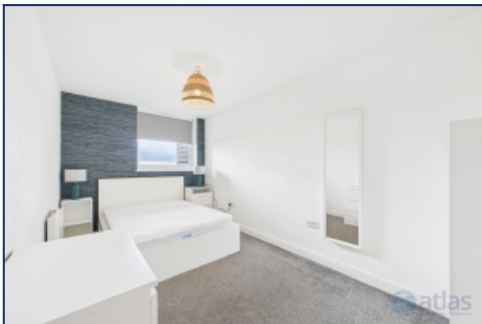
Lounge



Lounge



Balcony View



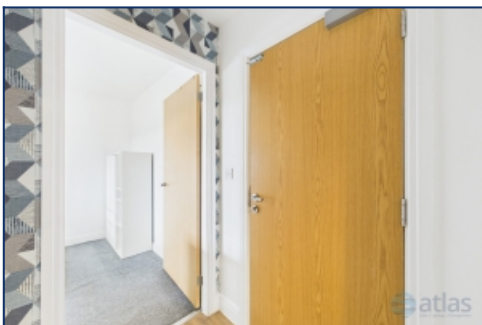
Bedroom 1



View From Living Room



Entrance Hallway



Hallway



Bedroom 1



Bedroom 2



Bedroom 2



Entrance (communal Hallway)



Communal Area



Communal Area



Communal Building Entrance



Car Park

Tel: 0151 727 2469
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
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.