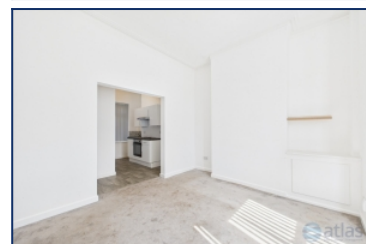


Island Road, Garston, L19



To Let - £850 per calendar month

Key Features

- 1 Bedroom 1 Bathroom Flat
- EPC Rating: Pending
- Stylish and Well-Presented Studio Accommodation
- Ready for Immediate Occupation
- Bright and Airy Open-Plan Kitchen/Living Space
- Contemporary Fitted Kitchen with Modern Appliances
- Spacious Double Bedroom Area
- Sleek and Modern Shower Room
- Bills Included: Electricity, Water and Council Tax
- Situated in the Highly Desirable L19 Area
- Just an 8-Minute Walk from Liverpool South Parkway Station

Further Details

- Furnishing: Unfurnished
- Floor: Ground
- No. of Floors: 1
- Floor Space: 389 square feet / 36 square metres
- Local Authority: Liverpool City Council
- Parking: On Street
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge/Freezer
- Bills Included: Electricity, Water, Council Tax

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.

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

Description

Stylish Ground Floor Studio Flat To Let | Bills Included | L19 Location

Brought to the market by Atlas Estate Agents, this well-presented and stylish ground floor studio flat offers a superb opportunity for those seeking modern, low-maintenance living in the heart of Garston's ever-popular L19 postcode.

Tucked away on Island Road, this bright and airy studio is arranged over one well-designed level and features an inviting open-plan layout, combining a spacious reception area with a contemporary fitted kitchen. The kitchen is equipped with sleek units and modern appliances, providing everything you need

for day-to-day living in a smart, streamlined space.

The generous studio layout includes a defined double bedroom area, while the modern shower room is finished to a high standard, offering a touch of luxury with its clean, minimalist design.

Unfurnished and ready for immediate occupation, the property is ideal for professionals or those seeking a fuss-free base in South Liverpool. Best of all, the rent includes electricity, water and council tax - offering both comfort and convenience.

Situated just an eight-minute walk from Liverpool South Parkway Station and within easy reach of local shops, amenities and transport links, this property ticks all the right boxes for location and lifestyle.

A perfect blend of style, simplicity and practicality - early viewing is highly recommended.

Additional Images



Kitchen



Kitchen



Bathroom

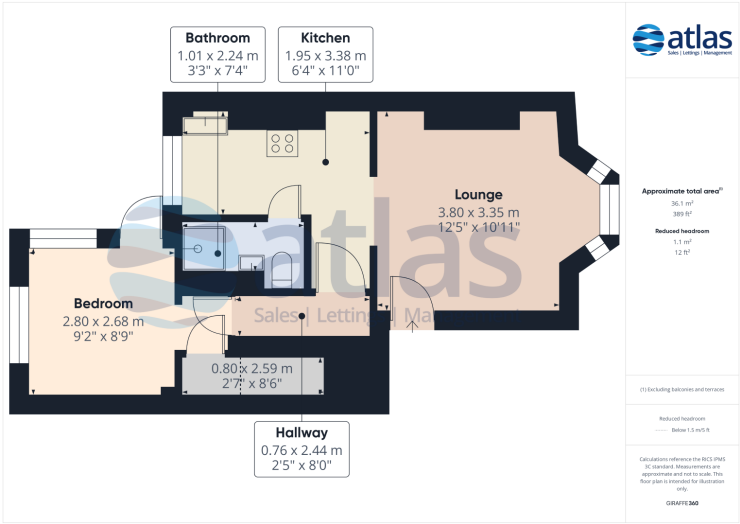


Bedroom



Bedroom

Floor Plans



Tel: 0151 727 2469
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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.