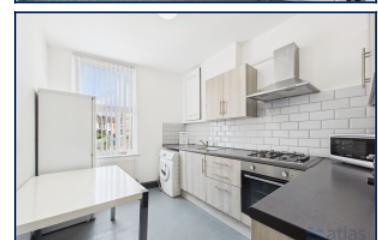


## Ashfield Road, Aigburth, L17



**To Let - £425 to £450 per calendar month**

### Key Features

- 4 Bedroom 1 Bathroom Flat Share
- EPC Rating: C76
- All Bills Included!
- Beautifully Presented and Recently Refurbished
- Bright & Spacious Rooms
- Sought After South Liverpool Location
- Served by Excellent Transport Links
- Minutes from Sefton Park, Lark Lane and Aigburth Road
- Double Glazed & Gas Central Heating
- On Street Car Parking
- Post Graduates/Working Only
- Available for Immediate Move-In

### Move-in Costs

- Security Deposit: £490.38 (may vary by room)
- To secure this property you are required to pay a holding deposit equal to one weeks rent (may vary by room). 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.

### Further Details

- Furnishing: Furnished
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 66 square metres / 708 square feet
- Local Authority: Liverpool City Council
- Security: Intercom (Audio Only)
- Parking: On Street
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Microwave, Fridge, Freezer, Washing Machine, Toaster, Kettle
- Bills Included: Gas, Electricity, Water, Council Tax, Internet, TV Licence

### Letting Information

- Date Available From: Room #1 from now at £425 pcm, Room #4 from now at £425 pcm
- Minimum Term: 12 months
- Minimum Annual Household Income: £12,750
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

### Description

Brought to the market by Atlas Estate Agents, this superb 1st floor apartment on Ashfield Road, Aigburth, L17 offers a rare opportunity to enjoy stylish, spacious, single living in one of South Liverpool's most sought-after neighbourhoods — with ALL BILLS INCLUDED for total peace of mind.

Occupying the first floor, the accommodation is arranged over one level and has been recently refurbished to an excellent standard. The flat comprises a modern kitchen, bright reception room, four generous bedrooms, and a smart bathroom — all presented fully furnished and ready to move into

immediately.

This property features bright and spacious rooms, double glazing, and gas central heating, ensuring comfort all year round. On-street parking is readily available.

Perfectly located, this home is just minutes from Sefton Park, Lark Lane, and Aigburth Road, placing an abundance of cafes, bars, green spaces, and transport links on your doorstep. Excellent bus and train connections provide quick access into the city centre and beyond — ideal for postgraduates and working professionals.

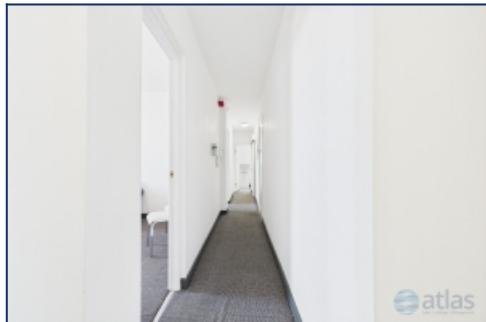
Whether you're new to the city or simply seeking a vibrant, well-connected place to live, this fantastic flat share delivers on style, location, and convenience — with ALL UTILITY BILLS, COUNCIL TAX & INTERNET INCLUDED in the rent.

Available now — don't miss out!

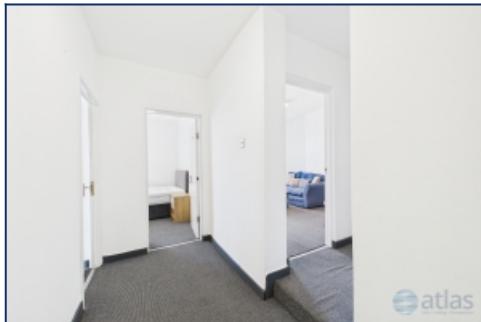
## Additional Images



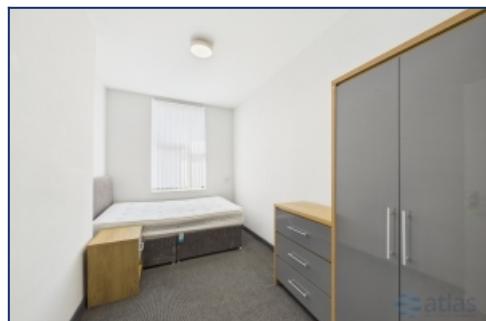
Kitchen



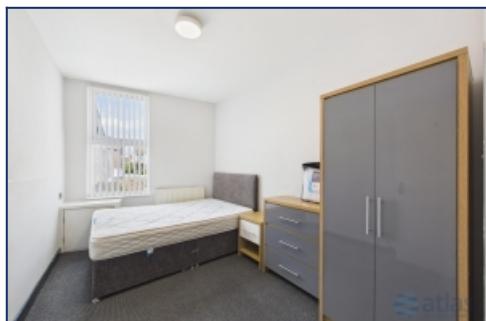
Hallway



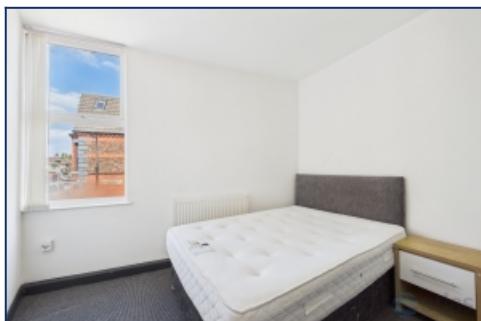
Hallway



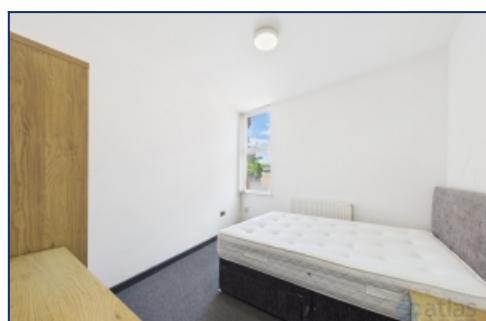
Bedroom



Bedroom



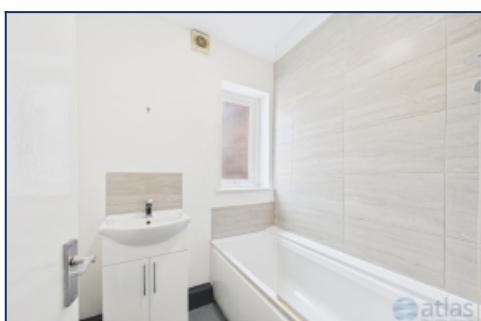
Bedroom



Bedroom

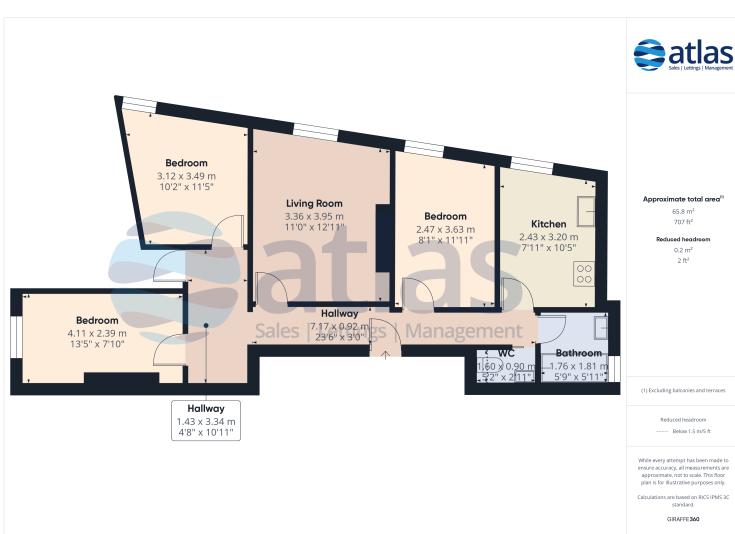


W.c



Bathroom

## Floor Plans



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Fax: 0151 727 4943

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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.