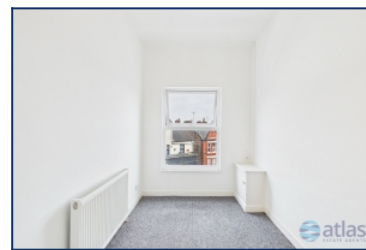
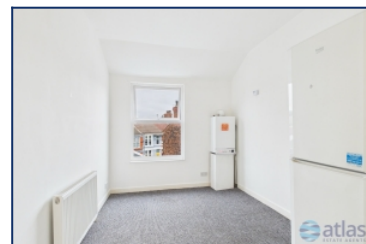


Smithdown Road, Wavertree, L15



To Let - £750 per calendar month

Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: C
- Available Immediately
- Recently Redecorated
- Two Bright and Airy Bedrooms
- Fitted Kitchen with Integrated Oven and Gas Hob
- Bathroom with Overhead Shower
- Amongst a Wealth of Amenities - Minutes to Popular Bars, Shops and Restaurants on Allerton Road and Smithdown Road
- Close to Local Green Space - 10-Minute Walk to Greenbank Park

Further Details

- Furnishing: Unfurnished
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 41 square metres / 436 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob
- Bills Included: None

Move-in Costs

- Security Deposit: £865.38
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £173.08. 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: £22,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

Description

Brought to the market by Atlas Estate Agents, this charming flat to let is perfectly positioned on Smithdown Road, Wavertree, L15. Arranged over one floor on the second level of a well-maintained building, the accommodation comprises a welcoming reception room, a fitted kitchen complete with integrated oven and gas hob, two generously proportioned bedrooms, and a contemporary bathroom.

Recently redecorated throughout and offered unfurnished, the property is ready for immediate occupation, providing a fresh and inviting canvas for your own personal touches. Its enviable location places it amidst a wealth of local amenities, just minutes from the popular bars, shops, and restaurants of Allerton Road and Smithdown Road, making it ideal for those seeking convenience without compromising on style or comfort.

Additional Images

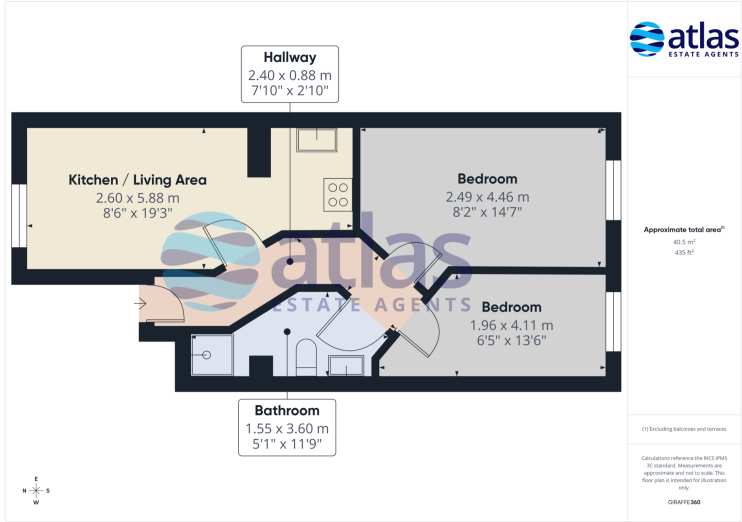


Bathroom



Bathroom

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
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.