

## Parkfield Road, Aigburth, L17



To Let - £1,195 per calendar month

### Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- Beautiful One-Bedroom Apartment in Stunning Grounds - Well-Establish Residential Area
- Excellent Transport Links - L17 - 7 Minute Drive to Liverpool City Centre - Minutes Walk from Beautiful Sefton/Princes Park
- Spacious and Modern Open-Plan Kitchen Dining and Living Area
- Contemporary and Tasteful Décor Throughout
- Large Bedroom with Ample Storage
- Maintains Period Features - Stunning Windows with Lots of Natural Light
- Set Back from the Road - Lush Greenery in Communal Gardens
- Contemporary Bathroom and Kitchen Fully-Equipped
- Quiet Road Yet Close to Amenities of Aigburth Road - 2 Minute Walk from Lark Lane and Sefton Park

### Move-in Costs

- Security Deposit: £1,378.84
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £275.77. 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.

### Description

Introducing a captivating opportunity brought to the market by Atlas Estate Agents—a delightful apartment awaiting you in the highly sought-after Parkfield Road, Aigburth, L17. This charming one-bedroom property, situated on the ground floor, is now available to let, offering an exquisite living experience in a prime location.

### Further Details

- Furnishing: Furnished
- Floor: Ground
- No. of Floors: 1
- Floor Space: 43 square metres / 463 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Intercom (Audio Only)
- Parking: Off Street, Allocated
- Outside Space: Communal Gardens
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge/Freezer, Washing Machine, Dishwasher
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £35,850
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

Step inside this beautiful apartment and be greeted by an ambiance of contemporary elegance. The accommodation is thoughtfully arranged over one floor, providing convenience and comfort. As you explore further, you'll discover a spacious and modern open-plan kitchen, dining, and living area. This stunning space is designed for seamless entertaining and relaxation, with ample room for hosting guests or simply enjoying quiet evenings at home.

Impeccably adorned with tasteful décor throughout, this apartment emanates a sense of sophistication and style. The large bedroom offers generous proportions, complemented by ample storage options to keep your living space clutter-free. The bedroom also boasts stunning windows that flood the room with an abundance of natural light, creating an inviting and uplifting atmosphere.

Nestled within lush greenery, the apartment is set back from the road, ensuring a serene and tranquil environment. The communal gardens offer a picturesque retreat, inviting you to relax and unwind amidst the beauty of nature. Imagine enjoying peaceful moments in this private sanctuary, away from the hustle and bustle of everyday life.

The property features a contemporary bathroom and a fully-equipped kitchen, boasting modern amenities that cater to your every need. With a perfect blend of functionality and style, these spaces will enhance your daily routine and provide a comfortable living experience.

One of the standout features of this apartment is its fantastic location. Situated in a well-established residential area, it offers excellent transport links and is just a 7-minute drive away from the vibrant Liverpool City Centre. Moreover, the property is only a few minutes' walk from the stunning Sefton and Princes Park, where you can indulge in leisurely strolls or engage in outdoor activities.

Although tucked away in a quiet road, this apartment is conveniently close to the amenities of Aigburth Road. Within a mere 2-minute walk, you'll find yourself on Lark Lane, a vibrant and eclectic hub known for its charming cafes, restaurants, and boutiques. The proximity to Sefton Park further enhances the appeal of this location, providing access to a wide array of recreational opportunities.

Don't miss this exceptional opportunity to make this beautiful one-bedroom apartment your new home. Contact Atlas Estate Agents today to arrange a viewing and immerse yourself in the elegance and tranquillity of this remarkable property.

## Additional Images



Living Room/Kitchen



Bedroom



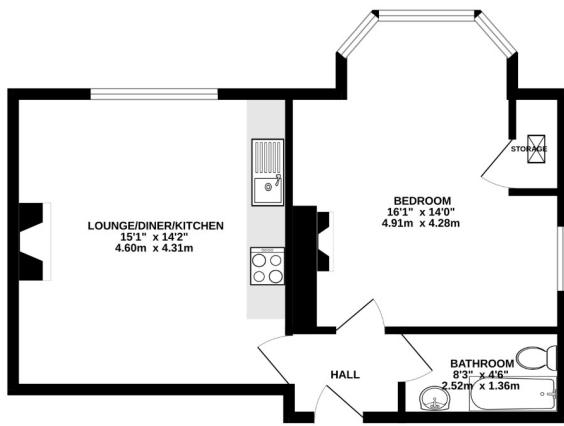
Bedroom



Rear/Car Park

## Floor Plans

GROUND FLOOR  
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 461 sq.ft. (42.9 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of space, dimensions, volume and any other items for information and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should seek their own professional advice. The plan is not to be used as a basis for any claim or as to have any effect or efficiency can be given. Please refer to the plan for further details.



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