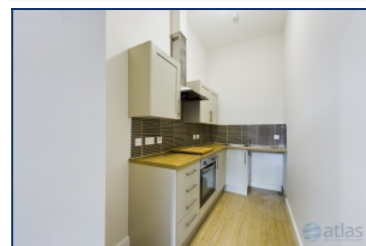


## Parkfield Road, Aigburth, L17



**To Let - £1,125 per calendar month**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D62
- First Floor Apartment
- Two Bedrooms
- Open Plan Living
- Modern Kitchen
- Contemporary Bathroom
- Available After 6th May
- Sought After South Liverpool Location
- Communal Parking
- Great Transport Links
- Early Viewing Advised!

### Move-in Costs

- Security Deposit: £1,298.07
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £259.62. 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

Experience the ultimate in modern living at Parkfield Road, Aigburth, brought to you by Atlas Estate Agents. This beautiful apartment, located on the first floor, offers 63 square meters of accommodation arranged over one floor.

Step inside and be greeted by a bright and spacious reception room, with its open plan living, perfect for entertaining or simply relaxing. The modern kitchen, with its sleek appliances and ample counter space, provides a chef's dream for cooking and entertaining.

### Further Details

- Furnishing: Unfurnished
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 63 square metres / 673 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Security: Burglar Alarm, Intercom (Audio Only)
- Parking: On Street, Off Street, Communal, Bike Rack
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic)
- Bills Included: None

### Letting Information

- Date Available From: 20/05/25
- Minimum Term: 12 months
- Minimum Annual Household Income: £33,750
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

The two well-proportioned bedrooms and contemporary bathroom, with its luxurious finishes, provide the perfect retreat after a long day. The recently refurbished interiors offer a fresh and modern feel, sure to impress even the most discerning of tenants.

This first floor apartment is offered unfurnished, providing you with the flexibility to personalize your new home. With communal parking and a sought-after location in South Liverpool, you'll have everything you need at your fingertips.

Enjoy the convenience of great transport links, local shops, and restaurants, all within close proximity. Early viewing is advised for this fantastic opportunity, so don't wait - make Parkfield Road, Aigburth your new home today!

## Additional Images



Bedroom 2



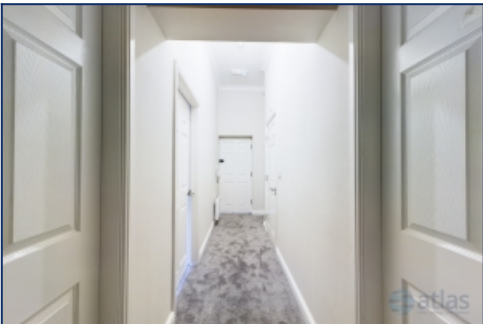
Bathroom



Bedroom 1

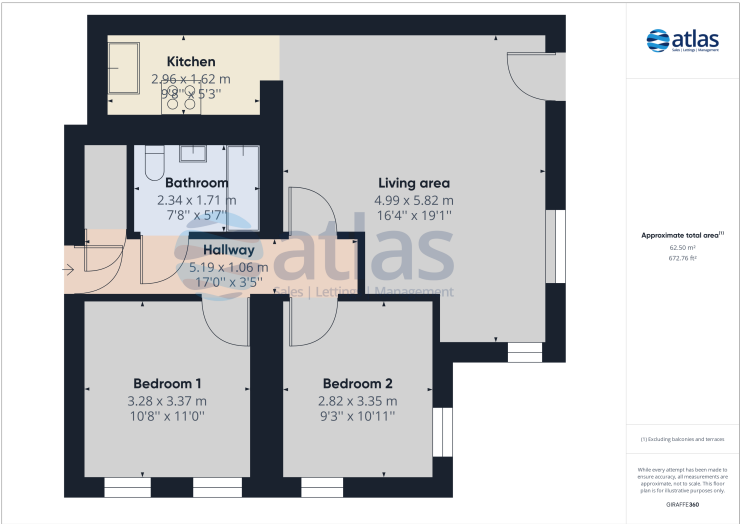


Bedroom 2



Hallway

## 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](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.