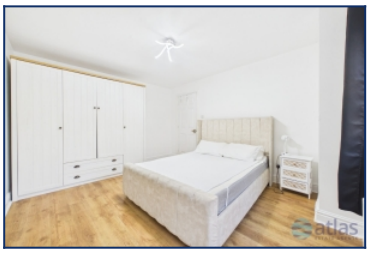
Brompton Avenue, Sefton Park, L17









To Let - £1,150 per calendar month

Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: C
- Open-Plan Kitchen and Living Area
- Modern Fitted Kitchen with Breakfast Bar
- Spacious Living Room with a Juliet Balcony
- Well-Proportioned Bedrooms
- Modern Family Bathroom
- Secure Gated Entrance
- Private Parking
- Sought-After L17 Location Close to Sefton Park
- Viewing Highly Recommended

Further Details

- Furnishing: Furnished
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 60 square metres / 645 square feet
- Council Tax Band: C
- Local Authority: Liverpool City Council
- Security: Intercom (Audio Only)
- Parking: Gated, Communal
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Ceramic)
- Bills Included: None

Move-in Costs

- Security Deposit: £1,326.92
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £265.38. 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: £34,500
- Guarantor NOT required (subject to referencing)

Description

Brought to the market by Atlas Estate Agents, this appealing furnished first-floor flat on Brompton Avenue, Sefton Park, L17, offers comfortable and contemporary living in a sought-after location. Arranged over one floor, the property features two well-proportioned bedrooms, a modern family bathroom and an inviting open-plan kitchen and living area, making it an excellent choice for professionals, couples or small households seeking a well-located home.

The heart of the property is the spacious open-plan kitchen and living area, providing a versatile setting for both relaxing and entertaining. The modern fitted kitchen benefits from a breakfast bar, creating a practical space for casual dining, while the living area enjoys plenty of natural light and features a Juliet balcony, adding to the sense of space and offering an attractive focal point.

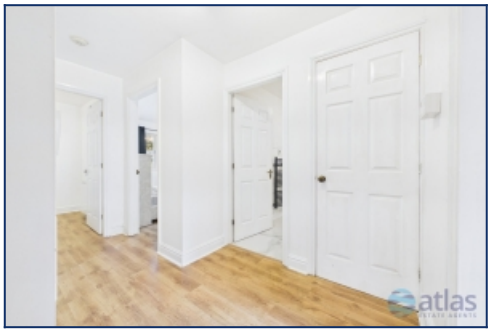
The flat further benefits from two well-proportioned bedrooms, providing comfortable accommodation with flexibility for a guest room or home office. A modern family bathroom completes the internal layout, while the furnished nature of the property offers added convenience for prospective tenants.

Externally, the property benefits from a secure gated entrance and private parking, providing additional peace of mind and practicality. Situated in the desirable L17 area, the flat is ideally placed close to the beautiful surroundings of Sefton Park, with a range of local amenities, shops, cafés and transport links within easy reach.

Combining contemporary interiors, useful features and a desirable location, this attractive apartment presents an excellent opportunity for those seeking a furnished home in South Liverpool. Viewing is highly recommended.

Additional Images


Bathroom


Hallway

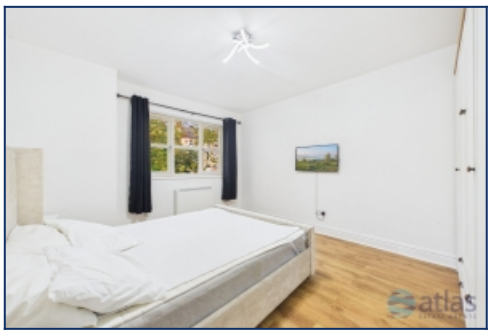

Kitchen/Living Area

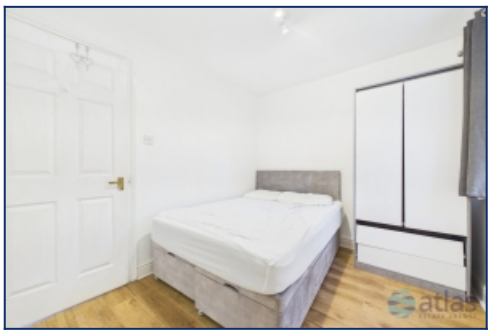

Kitchen/Living Area

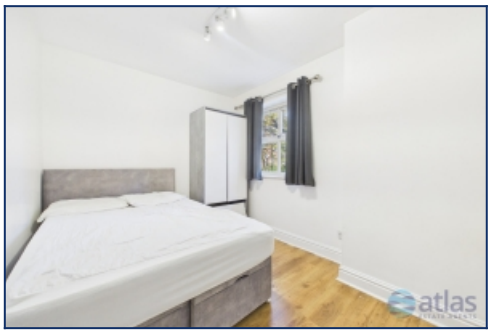

Kitchen/Living Area

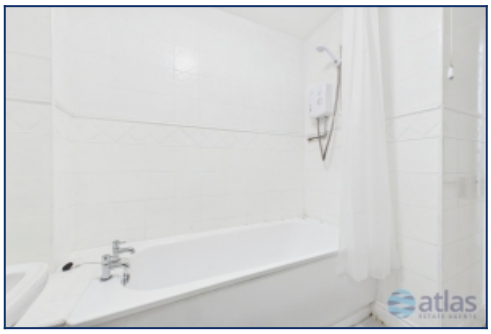

Kitchen/Living Area

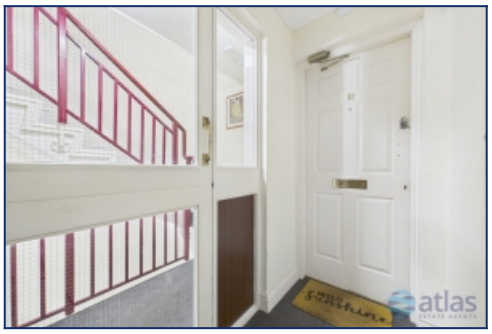

Bedroom One


Bedroom One


Bedroom Two


Bedroom Two


Bathroom


Entrance To Apartment







Communal Hallway

Entrance To Apartment Building

Front Elevation

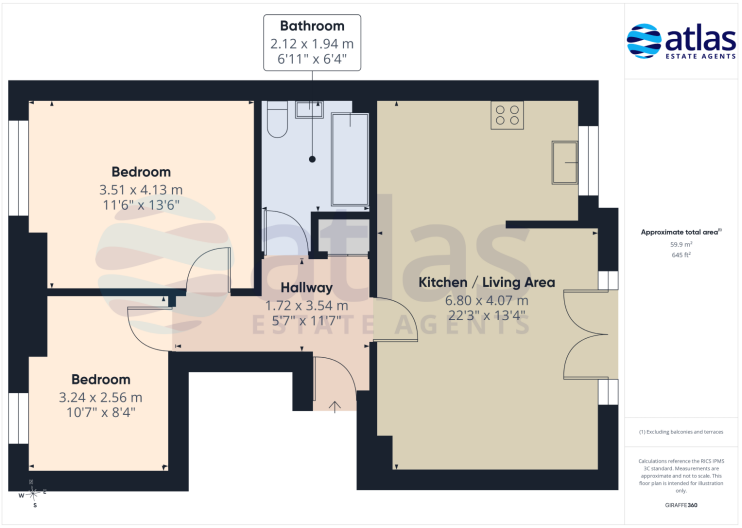


Aerial View Of Parking



Front Elevation

Floor Plans



Tel: 0151 452 4872
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.