

Devonshire Road, Princes Park, L8



To Let - £1,200 per calendar month

Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- Modern Duplex Apartment Arranged Over Two Floors
- Situated on the Top Floor with a Private Balcony Overlooking Princes Park
- Open-Plan Kitchen, Dining and Living Area Ideal for Contemporary Living
- Stylish Fitted Kitchen with Integrated Appliances
- Attractive and Well-Maintained Communal Gardens
- Shutters and Fitted Carpets in Both Bedrooms
- Modern Bathroom Featuring a Bath with Overhead Shower
- Immaculately Presented Throughout
- Ideally Located Close to Princes Park and Sefton Park

Move-in Costs

- Security Deposit: £1,384.61
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £276.92. 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

Brought to the market by Atlas Estate Agents, this immaculately presented duplex apartment offers refined contemporary living in one of South Liverpool's most desirable settings. Available to let and ideally positioned on Devonshire Road, the property enjoys an enviable location just moments from both Princes Park and Sefton Park.

Occupying the third - and top - floor, this modern apartment is arranged over two thoughtfully designed levels, creating a wonderful sense of space and

Further Details

- Furnishing: Part Furnished
- Floor: 3 (no lift)
- No. of Floors: 2
- Floor Space: 64 square metres / 690 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Intercom (Audio Only)
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Cooker (Electric), Hob (Ceramic), Fridge, Freezer, Washing Machine
- Bills Included: None

Letting Information

- Date Available From: Now
- Minimum Annual Household Income: £36,000
- Guarantor NOT required (subject to referencing)

separation between living and sleeping accommodation. The heart of the home is a bright and inviting open-plan kitchen, dining and reception room, perfectly suited to contemporary lifestyles. Bathed in natural light, the living area flows effortlessly onto a private balcony, where elevated views across Princes Park provide a peaceful backdrop to morning coffee or evening relaxation.

The stylish fitted kitchen is both elegant and practical, complete with integrated appliances and sleek cabinetry, making it ideal for everything from quiet suppers to entertaining friends.

Upstairs, two well-proportioned bedrooms offer calm and comfort, each enhanced by fitted carpets and tasteful shutters that lend both privacy and charm. The modern bathroom is beautifully finished, featuring a bath with overhead shower and quality fixtures throughout.

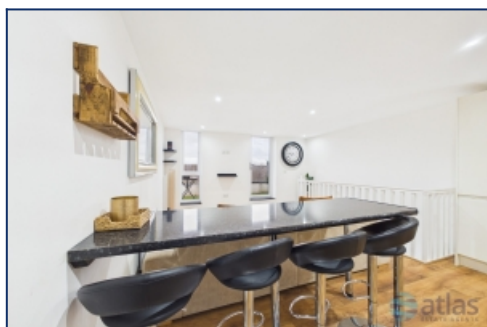
Part furnished and presented to an exceptional standard, the apartment also benefits from attractive, well-maintained communal gardens, further enhancing its appeal.

Combining a prime park-side location with immaculate interiors and thoughtfully arranged accommodation over two floors, this is a rare opportunity to rent a stylish top-floor home in the heart of L8.

Additional Images



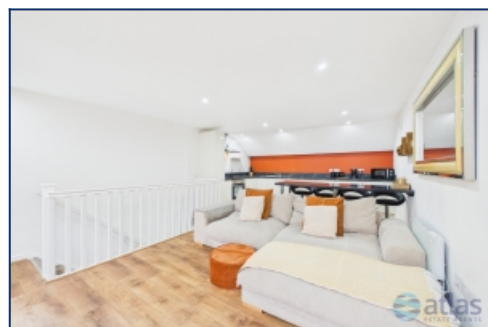
Kitching / Living Area



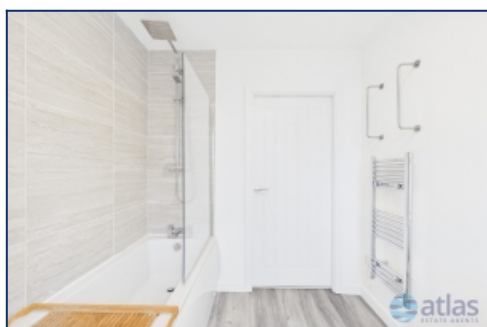
Kitching / Living Area



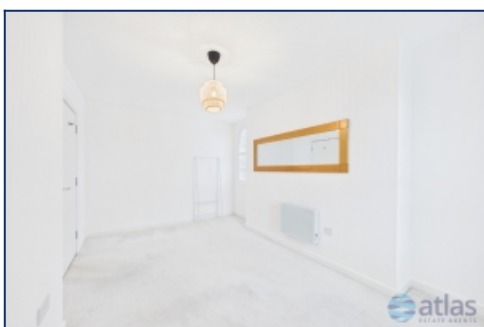
Kitching / Living Area



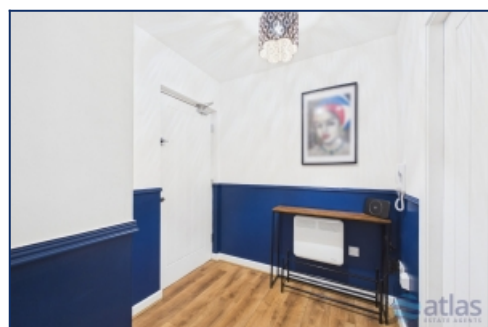
Kitching / Living Area



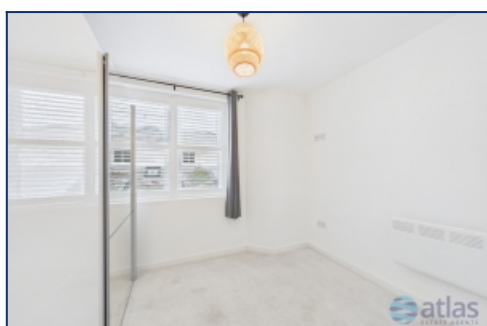
Bathroom



Bedroom



Hallway



Bedroom



Outside Property



Front Elevation



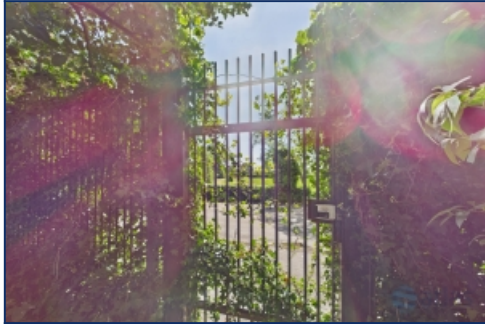
Rear Elevation



Communal Gardens



Gated Entrance From Princes Park



Gated Entrance From Princes Park



Communal Gardens



Communal Gardens

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.