

## Ullet Road, Aigburth, L17



To Let - £799 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D66
- Popular Location in Aigburth
- Two Bedrooms
- Communal Gardens
- Available Immediately
- Open Plan Kitchen / Dining / Living
- Close to Good Schools & Local Amenities
- Close Proximity to Sefton Park and Lark Lane
- Contemporary Bathroom
- Excellent Public Transport Links
- Well Maintained Throughout

### Move-in Costs

- Security Deposit: £921.92
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £184.38. 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.

### Description

Welcome to your new home! Brought to the market by Atlas Estate Agents, this beautifully maintained ground-floor apartment is now available for rent in the sought-after location of Ullet Road, Aigburth, L17. This apartment offers a perfect blend of style and living space, arranged over one floor.

Step inside and be greeted by a bright and airy open-plan kitchen/dining/living area, the perfect space for entertaining and relaxing. The kitchen is equipped with modern appliances.

### Further Details

- Furnishing: Unfurnished
- Floor: Ground
- No. of Floors: 1
- Floor Space: 39 square metres / 419 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Intercom (Video)
- Parking: On Street
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Oven (Electric), Hob (Gas), Microwave, Fridge/Freezer, Washing Machine
- Bills Included: None

### Letting Information

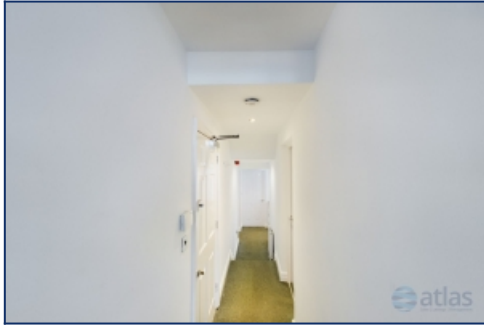
- Date Available From: Now
- Minimum Annual Household Income: £23,970
- Guarantor NOT required (subject to referencing)

The apartment features two well-proportioned bedrooms and one bathroom, offering comfortable accommodation for couples or professionals.

Enjoy the benefits of communal gardens, where French Doors open up to a space perfect for relaxing and enjoying the outdoors. The apartment is located in a popular location in Aigburth, close to good schools and local amenities, as well as Sefton Park and Lark Lane, which are perfect for walkers, runners and cyclists. The area also boasts excellent public transport links for easy access to the rest of the city.

Don't miss out on the opportunity to make this well-maintained apartment your new home, available immediately, unfurnished.

## Additional Images



Entrance/Hallway



Hallway



Bedroom



Bedroom



Bedroom



Bathroom



External Rear

## 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.