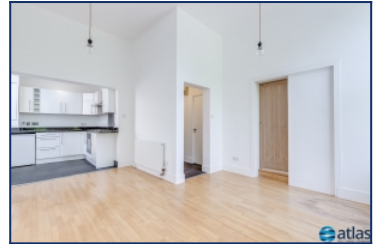


## Devonshire Road, Princes Park, L8



To Let - £850 per calendar month

### Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: C
- Available Immediately
- Situated Within Gorgeous Period Building
- Bright and Spacious Open Plan Kitchen/Dining/Living Area
- Modern Kitchen Complete with Gas Hob, Electric Oven and Washing Machine
- High Ceilings Throughout with Large Windows
- Stylish Barn Door to Bedroom
- Contemporary Bathroom with Bath and Overhead Shower
- Benefitting from Beautiful, Well Maintained Communal Grounds
- Highly Sought-After Location Backing Straight Onto Princes Park
- Amongst a Wealth of Amenities - 10 Minute Walk to Shops, Restaurants and Bars on Aigburth Road

### Move-in Costs

- Security Deposit: £980.76
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £196.15. 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

A Stylish Period Apartment in a Prime Location

Brought to the market by Atlas Estate Agents, this elegant one-bedroom apartment offers a rare opportunity to reside in a stunning period building on Devonshire Road, backing directly onto the picturesque Princes Park.

### Further Details

- Furnishing: Unfurnished
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 415 square feet / 39 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Off Street, Communal
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge, Washing Machine
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £25,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted



Situated on the first floor, the property boasts high ceilings and large windows, flooding the space with natural light. The bright and spacious open-plan kitchen, dining, and living area creates a welcoming environment, perfect for both relaxing and entertaining. The modern kitchen is fully equipped with a gas hob, electric oven, and washing machine, making it as practical as it is stylish.

A charming barn-style door leads to the well-proportioned bedroom, offering a touch of character and privacy. The contemporary bathroom features a sleek design, complete with a bath and overhead shower for ultimate convenience.

Set within beautifully maintained communal grounds, this apartment enjoys a tranquil setting while remaining just a short stroll from the vibrant amenities of Aigburth Road, where a fantastic selection of shops, restaurants, and bars await.

Offered unfurnished and available immediately, this is an exceptional opportunity to secure a home in one of Liverpool's most sought-after locations.

Additional Images



Entrance Hallway



Lounge



Kitchen



Kitchen/Lounge



Lounge



Lounge



Bedroom



Bedroom



Bedroom



Parking



Parking



Grounds



Grounds



Grounds

## Floor Plans



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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.