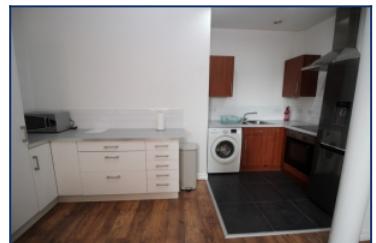


## York Street, City Centre, L1



To Let - £1,000 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D57
- Very Well Presented Throughout
- Fantastic City Centre Location
- Contemporary Kitchen & Bathroom
- Served by Excellent Transport Links
- Two Double Bedrooms
- Available Immediately
- Electric Heating & Double Glazing
- Secure Entry Intercom System
- Fully Furnished
- Early Viewing Advised

### Move-in Costs

- Security Deposit: £1,153.84
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £230.77. 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

Tucked away on York Street in the very heart of Liverpool's vibrant City Centre, this beautifully presented apartment is brought proudly to the market by Atlas Estate Agents. Set on a single floor and offered to let, the home delivers a stylish blend of comfort and convenience, perfectly suited to city living.

Step inside to find a bright and contemporary kitchen, thoughtfully designed with modern fittings, opening on to a welcoming reception room that's ideal for both relaxing evenings and casual entertaining. The property boasts two generous double bedrooms, each offering a peaceful retreat from the buzz of the city, along with a sleek, well-appointed bathroom completing the accommodation.

### Further Details

- Furnishing: Furnished
- Floor: 1 (no lift)
- No. of Floors: 1
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Security: Intercom (Audio Only)
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge, Freezer, Washing Machine
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £30,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

Presented to a very high standard and offered part furnished, the apartment benefits from electric heating, double glazing and a secure entry intercom system, ensuring both comfort and peace of mind. Its outstanding L1 location places you moments from shops, cafés, cultural hotspots and excellent transport links, making everyday life wonderfully effortless.

With availability immediate and early viewing strongly advised, this is an exceptional opportunity to enjoy contemporary living in one of Liverpool's most sought-after city-centre addresses.

## Additional Images



Bedroom Two



Living Room



Bedroom One



Bedroom Two



Kitchen



Kitchen

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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.