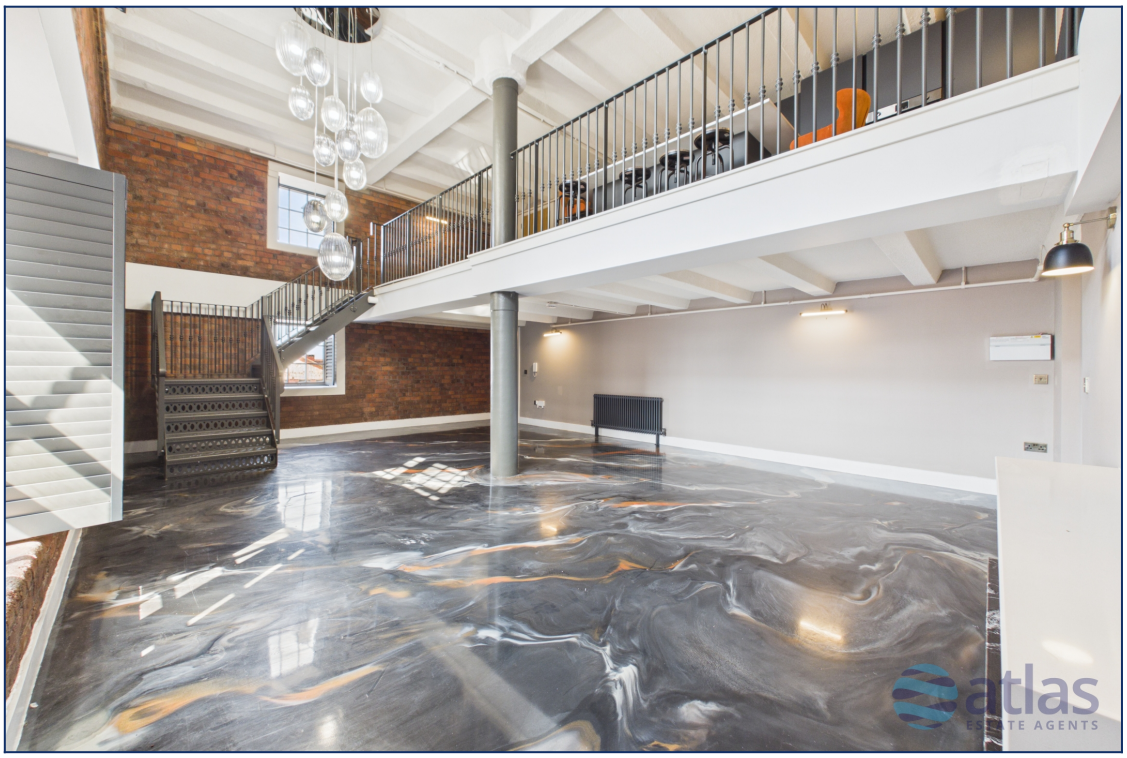
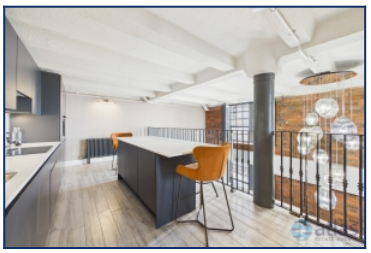
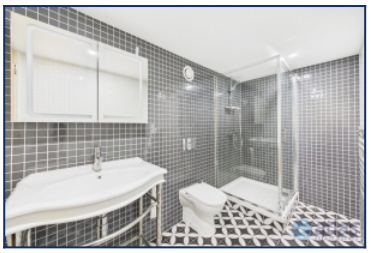
Regent Road, City Centre, L3









To Let - £2,999 per calendar month

Key Features

- 3 Bedroom 3 Bathroom Duplex Apartment
- EPC Rating: B
- Stunning Apartment, Immaculately Presented Throughout
- Spacious Open-Plan Lounge with Resin Flooring and Electric Fireplace
- Modern Fitted Kitchen with Integrated Appliances and Dining Island
- Three Well-Appointed Bedrooms Offering Excellent Living Space
- Two Bedrooms with Walk-In Wardrobes and En-Suite Shower Rooms
- Additional Bathroom with Bath and Overhead Shower
- Allocated Underground Parking Space
- Prime L3 Location Close to Liverpool City Centre
- 24-Hour Concierge Service

Further Details

- Furnishing: Unfurnished
- Floor: 1 (lift access)
- No. of Floors: 2
- Floor Space: 172 square metres / 1,849 square feet
- Council Tax Band: E
- Local Authority: Liverpool City Council
- Security: Concierge, Intercom (Audio Only)
- Parking: Allocated
- No. of Parking Spaces: 1
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Hob (Induction), Fridge/Freezer
- Bills Included: None

Move-in Costs

- Security Deposit: £3,460.38
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £692.08. 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: £89,970
- Guarantor NOT required (subject to referencing)

Description

Brought to the market by Atlas Estate Agents, this stunning unfurnished duplex apartment is available to let and occupies a prime position on Regent Road, City Centre, L3. Immaculately presented throughout, the property offers stylish and versatile accommodation arranged over two floors, with lift access to the first floor.

The spacious open-plan lounge provides an impressive central living space, featuring attractive resin flooring and a contemporary electric fireplace. This flows seamlessly into the modern fitted kitchen, which is equipped with integrated appliances and a generous dining island, creating an ideal setting for

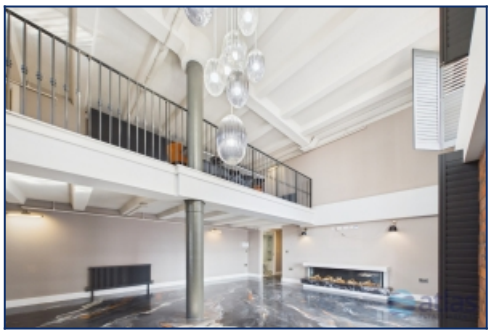
both everyday living and entertaining.

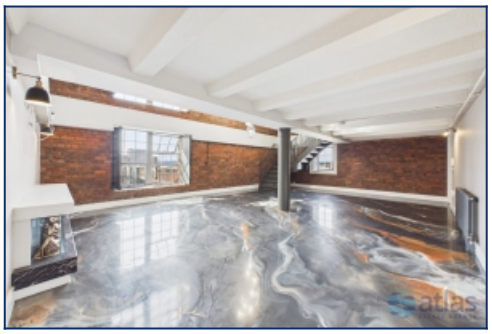
The apartment offers three well-appointed bedrooms, providing excellent living space throughout. Two bedrooms benefit from walk-in wardrobes and private en-suite shower rooms, while a further family bathroom features a bath with an overhead shower.

Externally, the property benefits from an allocated underground parking space, while residents also have access to a 24/7 concierge service. The apartment enjoys an enviable setting within one of the city's most exciting and evolving areas, positioned close to the new Hill Dickinson Stadium and directly opposite the prestigious Titanic Hotel. The surrounding area is continuing to develop, with an expanding selection of stylish bars, restaurants and leisure destinations opening nearby. Offering an increasingly vibrant lifestyle on the doorstep while remaining within easy reach of Liverpool City Centre, this exceptional apartment is perfectly suited to modern city living.

Additional Images


Lounge Area


Lounge Area


Lounge Area


Master Bedroom


Master Bedroom


Walk-in Wardrobe (master Bedroom)


Bedroom Two

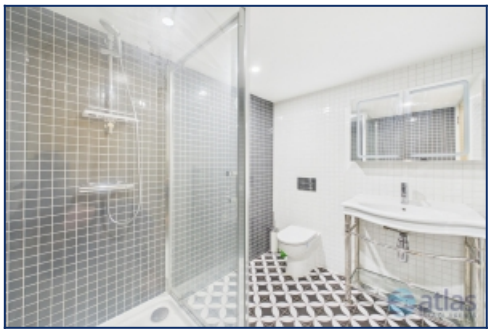

Bedroom Three


Bedroom Three


Bedroom Four


Bedroom Four

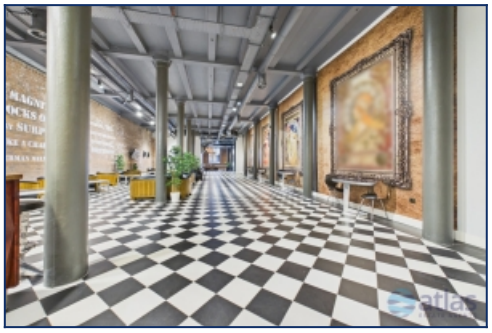

Walk-in Wardrobe (bedroom Four)


Bedroom Four En Suite


Bathroom



Communal Area


Communal Area



Apartment Entrance


Lounge Area Virtual Staging


Master Bedroom Virtual Staging


Dressing Room Virtual Staging


Apartment


Kitchen

Floor Plans



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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.