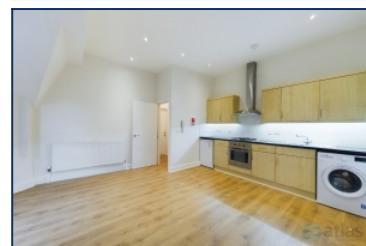
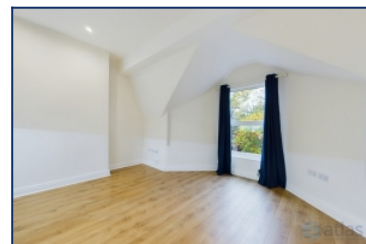


Sydenham Avenue, Aigburth, L17



To Let - £800 per calendar month

Key Features

- 1 Bedroom 1 Bathroom Apartment
- EPC Rating: D67
- Available Immediately
- Spacious Open-Plan Kitchen and Living Area with Charming Bay Window
- Contemporary Kitchen Featuring Integrated Appliances
- Modern Bathroom with Full Bath and Overhead Shower
- Generously-Sized Double Bedroom
- Double Glazing and Efficient Gas Central Heating Throughout
- Prime Location with Ample Local Amenities and Green Spaces Nearby - Just Minutes' Walk to Sefton Park, Ullet Road, and Smithdown Road

Move-in Costs

- Security Deposit: £923.07
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £184.62. 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

To Let: Charming One-Bedroom Apartment on Sydenham Avenue, Aigburth, L17 - Available Immediately

Atlas Estate Agents are delighted to present this spacious and well-appointed one-bedroom apartment, perfectly situated on the sought-after Sydenham Avenue in Aigburth. Positioned on the second floor, this unfurnished gem offers a stylish, contemporary living space that's ready to welcome its next resident.

Further Details

- Furnishing: Unfurnished
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 368 square feet / 34 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Intercom (Audio Only)
- Parking: On Street
- Outside Space: Communal Gardens
- 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: £24,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

The accommodation unfolds with a generous, open-plan kitchen and living area, illuminated by a beautiful bay window that floods the room with natural light. The modern kitchen is a true standout, boasting integrated appliances and sleek finishes – an ideal setup for those who enjoy cooking or entertaining. The property’s double bedroom is impressively sized, providing ample space and a comfortable retreat. Completing the home is a modern bathroom, featuring a full bath with an overhead shower, designed for both practicality and relaxation.

Equipped with double glazing and efficient gas central heating throughout, this apartment promises comfort year-round. Beyond its inviting interiors, the location is second to none. Just minutes’ walk from Sefton Park, Ullet Road, and the vibrant amenities of Smithdown Road, the property is ideally positioned for both nature lovers and city dwellers alike.

With a perfect blend of space, modern convenience, and location, this apartment is not to be missed. Enquire today to make it yours.

Additional Images



Hallway

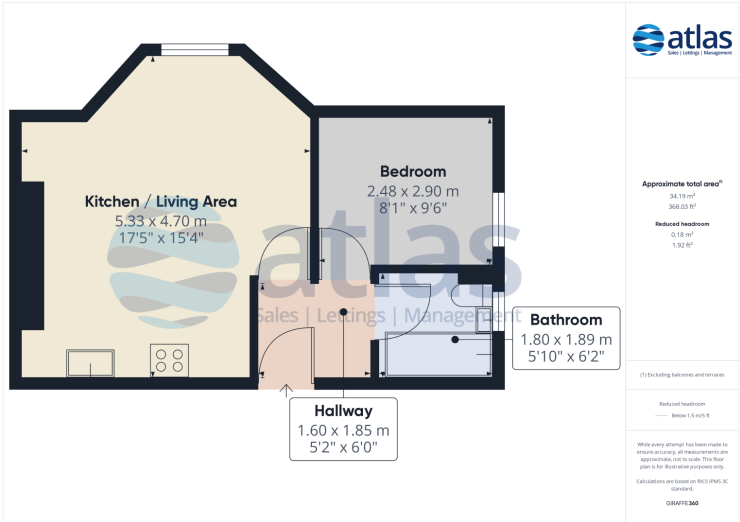


Bathroom



Bedroom

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.