

## Parkfield Road, Aigburth, L17



**To Let - £1,025 per calendar month**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D64
- Ground Floor Apartment
- Two Bedrooms
- Open Plan Living
- Modern Kitchen
- Contemporary Bathroom
- Recently Refurbished
- Sought After South Liverpool Location
- Communal Parking
- Great Transport Links
- Early Viewing Advised!

### Further Details

- Furnishing: Unfurnished
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 51 square metres / 549 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street, Off Street, Communal, Bike Rack
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic)
- Bills Included: None

### Move-in Costs

- Security Deposit: £1,182.69
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £236.54. 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 Term: 12 months
- Minimum Annual Household Income: £30,750
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

### Description

Welcome to Parkfield Road, Aigburth, L17, where luxury living meets affordability. We are excited to introduce this stunning, recently refurbished ground floor apartment, located in one of South Liverpool's most sought-after locations, brought to you by Atlas Estate Agents.



As you enter this gorgeous apartment, you are greeted with a spacious open plan living area that seamlessly blends the modern kitchen with the reception room. The sleek and stylish kitchen is perfect for whipping up your favourite meals, with ample counter space and high-end appliances.

This beautifully presented apartment offers two generously sized bedrooms, providing plenty of space for all your needs. The contemporary bathroom is designed to the highest standard, with a luxurious bath and shower combo, perfect for relaxing after a long day.

The accommodation is arranged over one floor, providing easy and convenient living. The apartment is offered unfurnished, giving you the opportunity to put your own stamp on the space. The apartment spans 51 square metres, providing ample space to live comfortably.

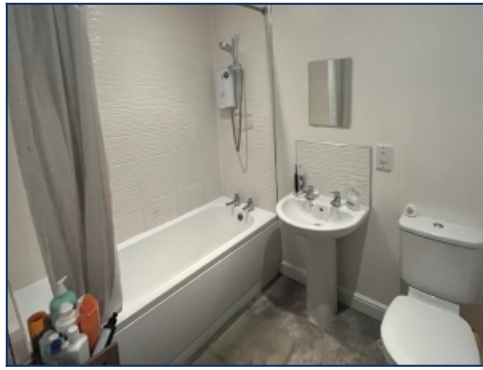
With communal parking, you'll never have to worry about finding a space for your car. Great transport links are within walking distance, making commuting a breeze.

Don't miss out on the chance to live in this stunning apartment in a sought-after location. Early viewing is advised! Contact Atlas Estate Agents today to schedule a viewing.

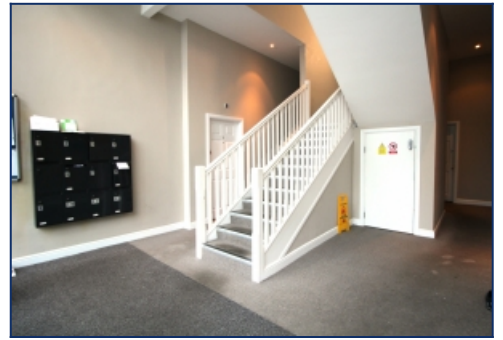
## Additional Images



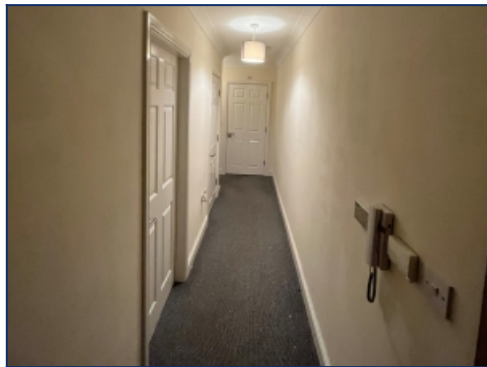
Bedroom



Bathroom



Communal



Hall



Communal Area



Car Parking



Car Parking



External



External

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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.