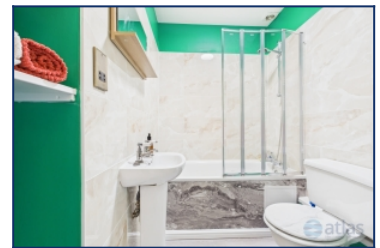
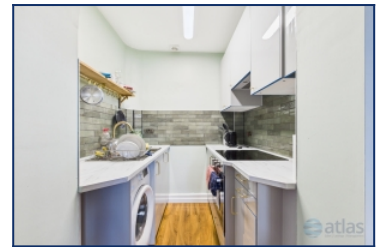


## Ullet Road, Sefton Park, L17



To Let - £750 per calendar month

### Key Features

- 0 Bedroom 1 Bathroom Studio Flat
- EPC Rating: E
- Well-Presented Studio Apartment
- Ready for Immediate Occupation
- Contemporary Fitted Kitchen
- Stylish, Modern Bathroom
- Highly Sought-After L17 Location
- Communal Off-Street Parking
- Within Walking Distance of Princes Park and Sefton Park
- Moments from Vibrant Lark Lane
- Excellent Transport Links to Liverpool City Centre and Beyond
- Early Viewing Strongly Recommended

### Move-in Costs

- Security Deposit: £865.38
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £173.08. 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.

### Description

Brought to the market by Atlas Estate Agents, this well-presented studio apartment offers a superb opportunity to reside in one of South Liverpool's most sought-after addresses. Located on Ullet Road in the heart of Sefton Park, L17, the property enjoys an enviable position just moments from the leafy expanses of both Princes Park and Sefton Park, as well as the vibrant eateries, cafés and bars of Lark Lane.

Situated on the first floor and arranged over one level, the accommodation is thoughtfully designed to maximise space and light. A welcoming reception area flows seamlessly into the studio living space, complemented by a contemporary fitted kitchen and a stylish, modern bathroom. Offered part furnished

### Further Details

- Furnishing: Part Furnished
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 37 square metres / 398 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: Communal
- Outside Space: Communal Gardens
- Appliances/White Goods: Oven (Electric), Hob (Ceramic), Washing Machine
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Annual Household Income: £22,500
- Guarantor NOT required (subject to referencing)

and ready for immediate occupation, the apartment provides a move-in-ready home ideal for a single professional.

Residents benefit from communal off-street parking and excellent transport links that offer swift access to Liverpool city centre and beyond. With its desirable location, well-appointed interiors and effortless access to local amenities and green space, early viewing is strongly recommended to fully appreciate all that this charming studio has to offer.

## Additional Images

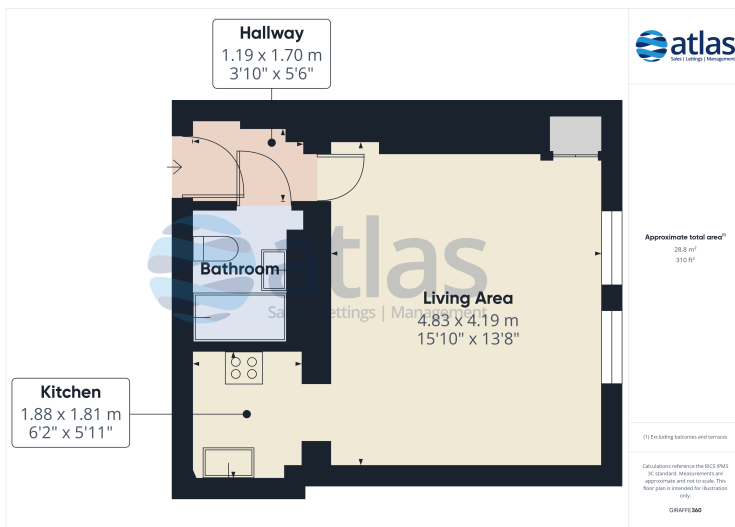


Entrance



Communal Hallway

## 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](mailto:lettings@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://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.