

## Ashfield Road, Aigburth, L17



**To Let - £1,100 per calendar month**

### Key Features

- 3 Bedroom 1 Bathroom Flat
- EPC Rating: C71
- Three Good-Sized Bedrooms
- Three Well Proportioned Bedrooms
- Popular Location in L17, Aigburth
- Newly Fitted Flooring
- Open Plan Kitchen Diner
- Very Well Presented Throughout
- Newly Fitted & Modern Fitted Kitchen & Bathroom
- Available August
- Excellent Local Amenities
- First Floor Flat Over Two Floors

### Further Details

- Furnishing: Unfurnished
- Floor: 1 (no lift)
- No. of Floors: 2
- Floor Space: 104 square metres / 1,118 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Gas Hob
- Bills Included: None

### Move-in Costs

- Security Deposit: £1,269.23
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £253.85. 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: 25/03/26
- Minimum Term: 12 months
- Minimum Annual Household Income: £33,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

### Description

Introducing this stunning, recently refurbished flat brought to the market by Atlas Estate Agents. This property is located in the highly sought-after area of Ashfield Road, Aigburth, L17. The flat is available to let and is situated on the first floor, arranged over two floors.

As you enter the property, you will be greeted with a hallway leading to a very well presented open plan kitchen diner, boasting brand new flooring. This is a fantastic space for entertaining, featuring a brand new modern fitted kitchen. The property comprises of three well-proportioned bedrooms and one bathroom, also newly fitted.

This flat is unfurnished, giving you the opportunity to put your own stamp on it and make it your own. Available immediately, this property is perfect for those looking for a new home in a popular location. The local amenities in L17, Aigburth are excellent, with everything you need within easy reach. Don't miss out on this fantastic opportunity, book your viewing with Atlas Estate Agents today.

## Additional Images



Lounge



Bedroom 1



Bedroom 2



Bathroom



Lounge



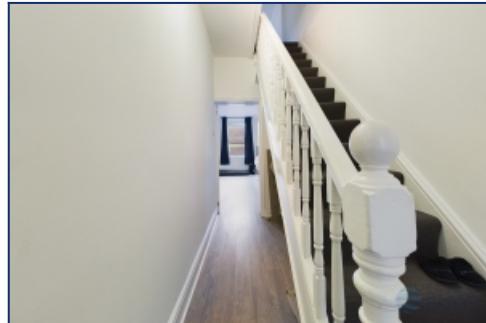
Kitchen



Bedroom 1



Bedroom 3



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)

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