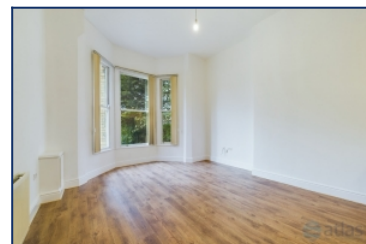
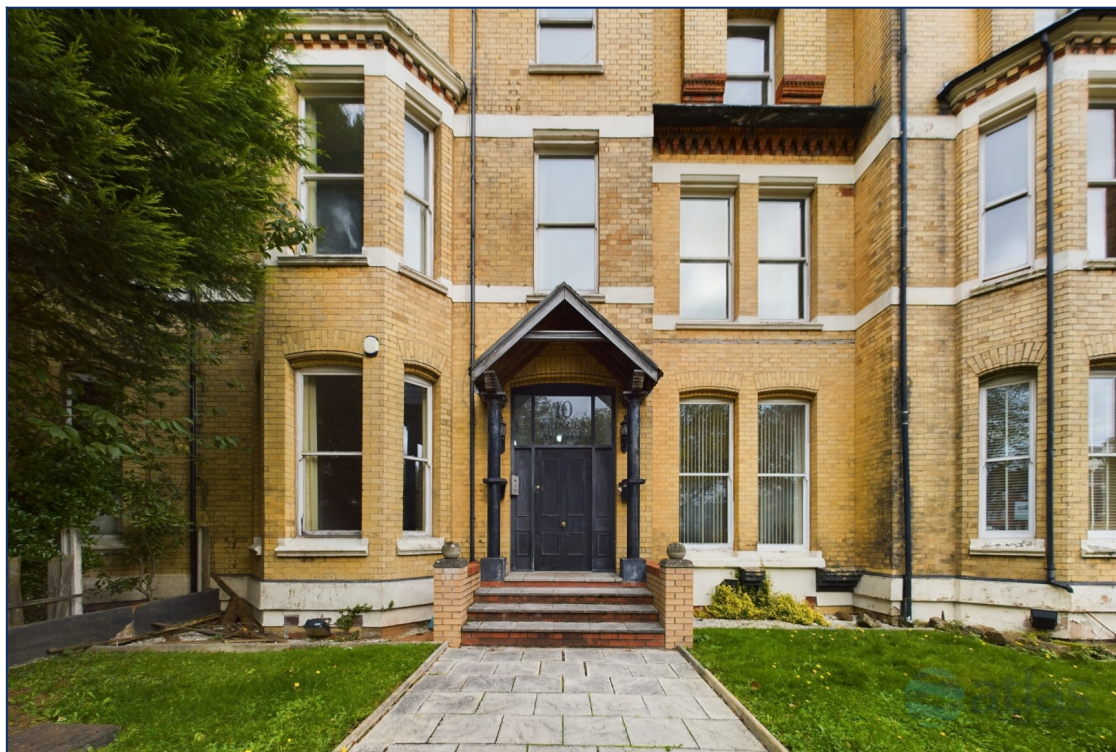


## Princes Avenue, Princes Park, L8



**To Let - £1,000 per calendar month**

### Key Features

- 3 Bedroom 2 Bathroom Apartment
- EPC Rating: D
- Spacious Open-Plan Living and Kitchen Area
- Bright and Airy Lounge Featuring a Large Bay Window
- Stylish Contemporary Kitchen with Integrated Appliances
- Three Generously Sized Double Bedrooms
- Two Sleek, Fully Tiled Modern Bathrooms with Bathtub and Overhead Shower
- Just 10 Minutes' Drive from the City Centre, Close to Outstanding Amenities
- Prime Location in the Desirable L8 Area

### Further Details

- Furnishing: Unfurnished
- Floor: Ground
- No. of Floors: 2
- Floor Space: 910 square feet / 85 square metres
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge/Freezer, Washing Machine
- Bills Included: None

### Move-in Costs

- Security Deposit: £1,153.84
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £230.77. 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: £30,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

### Description

Brought to the market by Atlas Estate Agents, this stunning three-bedroom apartment on Princes Avenue, L8, offers contemporary living across two spacious floors. Entering at the top floor, you have a bright and airy open-plan living area, featuring a large bay window that floods the space with natural light. The stylish kitchen, complete with integrated appliances, is ideal for both casual dining and entertaining. This floor also includes a modern, fully tiled bathroom and a well-proportioned double bedroom.

On the ground floor, you'll find two further generously sized double bedrooms, along with a second sleek, fully tiled bathroom. This layout provides excellent flexibility, offering privacy and space for family members or guests.

Unfurnished and ready for your personal touch, this apartment is ideally located just a 10-minute drive from the city centre, with outstanding amenities close by. Situated in the desirable L8 area, this property blends modern living with convenience in a prime location.

Additional Images



Bathroom



Bedroom



Hallway



Lounge / Kitchen



Bedroom



Bedroom



Bathroom

Floor Plans



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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.