

Hurstlyn Road, Aigburth, L18



To Let - £750 per calendar month

Key Features

- 1 Bedroom 1 Bathroom Flat
- EPC Rating: D
- Extremely Well Presented & Maintained
- Stylish Contemporary Kitchen with Integrated Appliances and Ample Storage
- Modern Fully Tiled Bathroom with a Walk-in Shower
- Bright and Spacious Lounge Featuring a Gas Fireplace
- Generously Sized Bedroom with Built-in Storage Cupboard
- Located in Aigburth, L17 - Just Minutes' Walk from Sefton Park and Aigburth Road
- Equipped with a Burglar Alarm for Added Security
- Surrounded by an Abundance of Local Amenities and Excellent Transport Links
- Access to a Well-Maintained Communal Garden

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

Atlas Estate Agents are delighted to bring to the market this beautifully presented one-bedroom flat, located on the highly sought-after Hurstlyn Road, L18.

Situated on the first floor of a well-maintained building, this bright and spacious flat offers superb accommodation, arranged over one floor. Stepping inside, you'll be greeted by a stylish and contemporary kitchen, complete with integrated appliances and ample storage space—ideal for those who enjoy cooking

Further Details

- Furnishing: Unfurnished
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 467 square feet / 43 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street
- Outside Space: Communal Gardens
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Washing Machine, Tumble Dryer
- Bills Included: None

Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £22,500
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

and entertaining.

The generously sized reception room boasts an abundance of natural light, accentuated by a charming gas fireplace, creating a warm and inviting atmosphere. The flat features a modern, fully tiled bathroom with a walk-in shower, perfect for unwinding after a long day. The bedroom is equally impressive, offering generous proportions and a built-in storage cupboard for added convenience.

Unfurnished, this flat provides a blank canvas for tenants to make it their own, while also benefitting from a communal garden, lovingly maintained and perfect for outdoor relaxation. Located in the heart of Aigburth, L17, it's just minutes from the scenic Sefton Park and the vibrant Aigburth Road, surrounded by a wealth of local amenities and excellent transport links.

For added peace of mind, the property is equipped with a burglar alarm, ensuring a safe and secure living environment. This exceptional flat is perfect for those seeking a stylish, well-presented home in one of Liverpool's most desirable locations.

Don't miss the opportunity to view this fantastic property—enquire today!

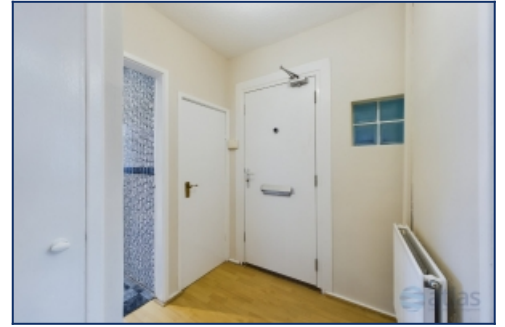
Additional Images



Living Room

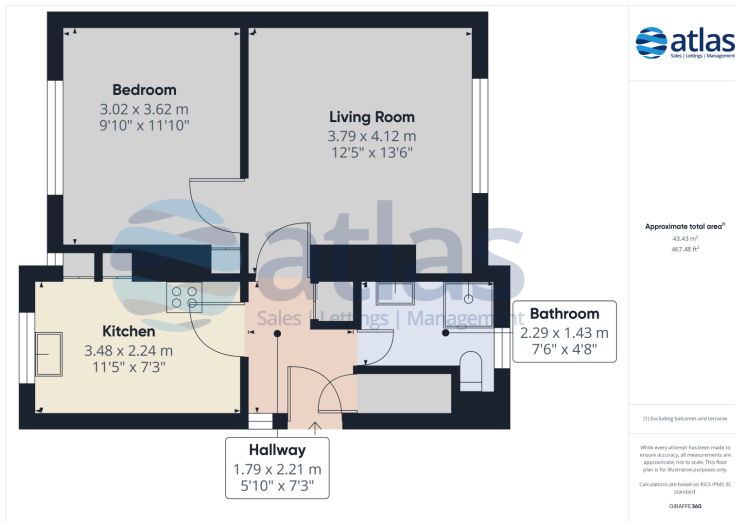


Bedroom



Entrance

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.