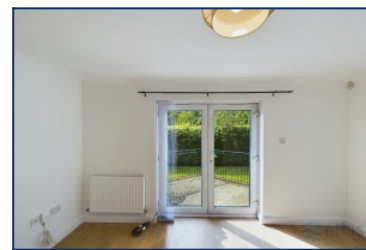


## Aigburth Vale, Aigburth, L17



**To Let - £975 per calendar month**

### Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: C
- Beautiful Ground Floor Apartment in Highly Sought-After L17 Area
- Brand New Fitted Kitchen with Appliances
- Recently Renovated, Modern Bathroom with Bath and Overhead Shower
- New Flooring Throughout
- Spacious Lounge Area with French Doors Leading to Patio Area
- Ample Storage Space with Large Cupboard Off Lounge
- Spacious Master Bedroom Complete with Wardrobes
- Brand New Boiler & Double Glazed Throughout
- Access to Beautiful Communal Gardens
- Amongst a Wealth of Amenities on Aigburth Road, Sefton Park and Lark Lane

### Move-in Costs

- Security Deposit: £1,125.00
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £225.00. 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

Welcome to 50 Aigburth Vale, Aigburth, L17, where modern living meets timeless charm. This stunning two-bedroom flat is available to let, offering an exceptional blend of comfort and style, perfect for those seeking a tranquil yet vibrant community.

Nestled in the heart of Aigburth, this ground floor gem boasts unparalleled access to a wealth of amenities on Aigburth Road, the lush expanse of Sefton

### Further Details

- Furnishing: Unfurnished
- Floor: Ground
- No. of Floors: 1
- Floor Space: 50 square metres / 538 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Gated, Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Annual Household Income: £29,250
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

Park, and the eclectic charm of Lark Lane. Enjoy the convenience of urban living with the serenity of green spaces just a stone's throw away.

Step inside to discover a beautifully renovated space, with new flooring and carpet throughout, exuding a sense of warmth and sophistication. The accommodation is thoughtfully arranged over one floor, ensuring ease and accessibility.

The brand-new fitted kitchen is a chef's dream, complete with modern appliances, sleek cabinetry, and ample counter space for all your culinary adventures. Adjacent, the spacious lounge area invites relaxation, featuring French doors that open onto a delightful patio area—perfect for al fresco dining or a quiet morning coffee.

The apartment offers two generously sized bedrooms. The master bedroom is a true retreat, complete with fitted wardrobes providing ample storage. The second bedroom is equally inviting, ideal for guests, a home office, or a cozy den.

The recently renovated bathroom is a sanctuary of its own, featuring a bath with an overhead shower, ensuring a spa-like experience every day. The property also boasts a brand-new boiler and is double glazed throughout, guaranteeing comfort and energy efficiency.

Residents will relish access to beautiful communal gardens, an oasis of calm and greenery, perfect for unwinding or socialising with neighbours.

Additional storage space is no concern with a large cupboard off the lounge, catering to all your organisational needs.

This exquisite flat in the heart of Aigburth is a rare find. Don't miss the opportunity to make this your new home. Contact Atlas Estate Agents today to arrange a viewing and experience the allure of 50 Aigburth Vale for yourself.

## Additional Images



Bathroom



Lounge



Hallway



Kitchen



Master Bedroom



Master Bedroom



Bedroom 2

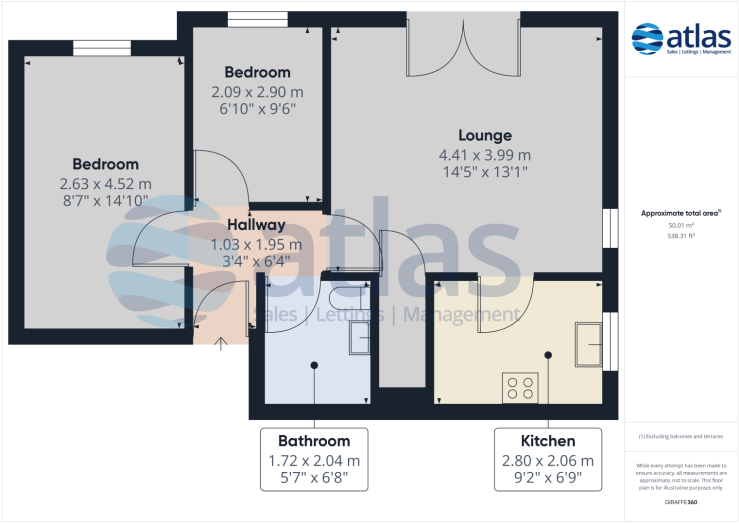


Patio Area



Garden And Patio Area

## 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.