

## Aigburth Road, Aigburth, L17



To Let - £750 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Duplex Apartment
- EPC Rating: C
- Available Immediately
- Bright and Spacious Lounge with Abundant Natural Light
- Modern Kitchen Equipped with a Microwave and Washing Machine
- Separate W.c. and Bathroom for Added Convenience
- Two Generously Sized Double Bedrooms
- Versatile Third Room, Currently Used as a Dining Room
- Close Proximity to Aigburth Road, Lark Lane, and Sefton Park
- Excellent Transport Links, Just Minutes from St Michael's Train Station
- Double Glazing and Gas Central Heating

### Further Details

- Furnishing: Part Furnished
- Floor: 1 (no lift)
- No. of Floors: 2
- Floor Space: 913 square feet / 85 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Microwave, Washing Machine
- Bills Included: None

### 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.

### 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

### Description

Atlas Estate Agents are delighted to present this charming duplex apartment, now available to let in the heart of Aigburth, L17.

Nestled on the sought-after Aigburth Road, this part-furnished residence offers an inviting blend of modern convenience and homely comfort. Arranged over two floors and situated on the first floor of the building, the property boasts an abundance of space, natural light, and versatility, making it the perfect choice for a variety of tenants.

Step into the bright and spacious reception room, where large windows bathe the space in sunlight, creating a warm and welcoming atmosphere. The modern kitchen, thoughtfully designed and fully equipped with essential appliances including a microwave and washing machine, is perfect for whipping up culinary delights.

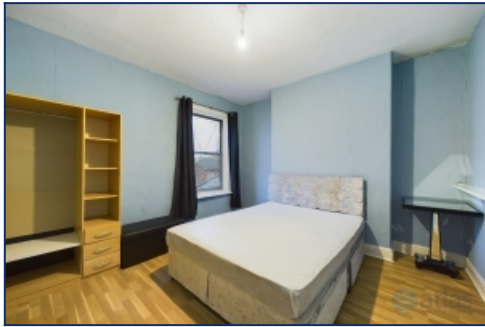
The apartment comprises two generously sized double bedrooms, providing ample room for rest and relaxation. Additionally, a versatile third room, currently utilised as a dining room, offers the flexibility to adapt the space to your needs. For added convenience, the property features both a separate W.C. and a well-appointed bathroom, ensuring privacy and practicality.

The location is second to none, with the vibrant Lark Lane and the tranquil Sefton Park just a short stroll away. Excellent transport links are at your doorstep, with St Michael's train station mere minutes from the property, ensuring effortless connectivity to the city and beyond.

With double glazing and gas central heating throughout, this duplex apartment is not only stylish but also energy-efficient, providing year-round comfort. Available immediately, this is an opportunity not to be missed.

Contact Atlas Estate Agents today to arrange a viewing and make this exceptional property your next home.

## Additional Images



Bedroom Two



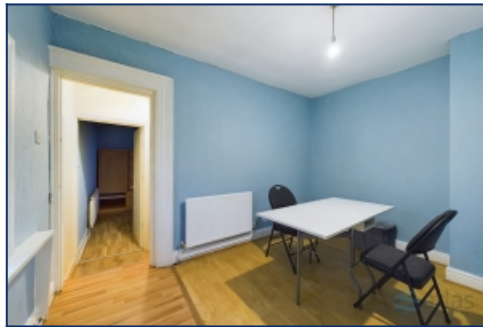
Entrance



Hallway



Lounge



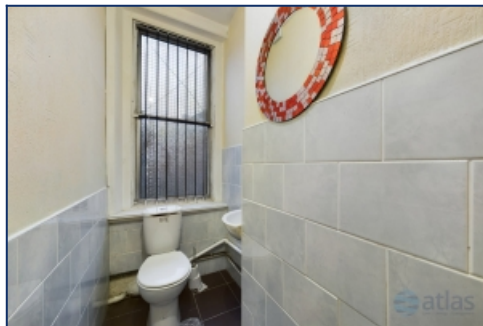
Dining Area



Kitchen



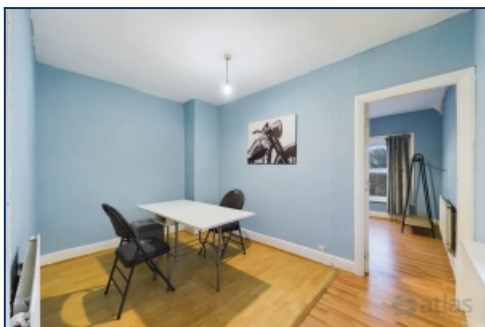
Kitchen



W.c



Bathroom



Dining Room/Versatile Room

## Floor Plans



**Approximate total area\***  
 84.83 m<sup>2</sup>  
 913.09 ft<sup>2</sup>

**Reduced headroom**  
 6.22 sqm  
 6.55 ft<sup>2</sup>

(\*) Excluding balconies and terraces

Reduced headroom  
 Below 1.9 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate and to guide. This floor plan is for illustrative purposes only.

Calculations are based on RICS (RICS AC) standards.

GEM/16/560

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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