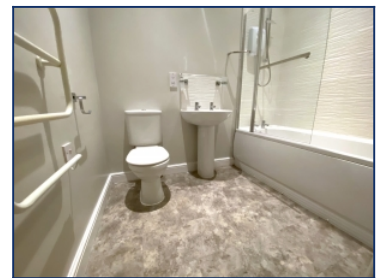


## Parkfield Road, Aigburth, L17



**To Let - £1,075 per calendar month**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D57
- Ground Floor Apartment
- Two Double Bedrooms
- Open Plan Living
- Modern Kitchen
- Contemporary Bathroom
- Recently Refurbished
- Sought After South Liverpool Location
- Communal Parking
- Great Transport Links
- Early Viewing Advised!

### Move-in Costs

- Security Deposit: £1,240.38
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £248.08. 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

Step into modern elegance with this immaculately presented ground floor apartment, brought to you by Atlas Estate Agents. Nestled in the sought-after South Liverpool location of Parkfield Road, Aigburth, L17, this two-bedroom gem offers a perfect blend of style and convenience.

As you enter, you're greeted by a spacious reception room seamlessly connected to a sleek, modern kitchen, perfect for entertaining guests or enjoying quiet evenings in. The accommodation, all conveniently arranged over one floor, boasts two generously sized double bedrooms, offering ample space for relaxation and rest.

### Further Details

- Furnishing: Unfurnished
- Floor: Ground
- No. of Floors: 1
- Floor Space: 80 square metres / 861 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street, Off Street, Communal, Bike Rack
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic)
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £32,250
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

The contemporary bathroom, recently refurbished to the highest standards, exudes luxury and sophistication, providing a tranquil oasis for unwinding after a long day.

With its unbeatable location and great transport links, this property offers easy access to all that Liverpool has to offer. Communal parking ensures convenience for residents, while early viewing is advised to secure this exceptional opportunity.

Don't miss your chance to call this ground floor apartment home. Contact Atlas Estate Agents today to arrange your viewing and discover the epitome of modern living in one of Liverpool's most desirable neighborhoods.

## Additional Images



Bedroom 2



Bedroom



Lounge



Kitchen



Bathroom

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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.