

## Britannia Avenue, Wavertree, L15



## To Let - £725 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Terraced House
- EPC Rating: D
- Beautifully Presented - Modern and Neutral Decoration
- Cast Iron Fireplace in Lounge
- Gorgeous, Modern Family Bathroom - Fully Tiled
- Close to Great Transport Links - 4 Minute Drive to Edge Hill Station
- Back Yard With Gated Access
- Free on Street Parking
- Great Location - 9 Minute Drive to Baltic Triangle
- Fantastic Local Amenities and Green Spaces
- Available Immediately
- Available for Long Term

### Move-in Costs

- Security Deposit: £836.53
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £167.31. 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

Introducing a charming residence exclusively brought to you by Atlas Estate Agents, where the epitome of comfort and style awaits. Nestled within the tranquil embrace of Britannia Avenue in the heart of Wavertree, L15, this terraced house is now available for rent, offering a lifestyle that combines convenience and elegance.

Step inside to discover a warm and welcoming environment, where modern living effortlessly harmonizes with a traditional touch. The main floor boasts a spacious kitchen, perfect for whipping up culinary delights, and a reception room that exudes an inviting ambiance for relaxation and entertainment.

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 2
- Floor Space: 70 square metres / 756 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Fridge/Freezer
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £21,750
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

Ascending to the upper level, you'll find two generously proportioned bedrooms, offering peaceful retreats for restful nights. The beautifully presented and fully tiled modern family bathroom is a testament to contemporary luxury, where pampering yourself becomes a daily ritual. An elegant cast iron fireplace in the lounge adds character to this lovely abode.

The accommodation is thoughtfully arranged over two floors, ensuring privacy and convenience for your everyday life. The house comes unfurnished, allowing you to bring your own personal touch to each room.

Conveniently located, this property is a mere 4-minute drive to Edge Hill station, making your daily commute a breeze. A gated backyard is your own private oasis for outdoor activities and relaxation, and free on-street parking ensures hassle-free convenience.

Set in a great location, you're just a 9-minute drive away from the vibrant Baltic Triangle, where you can immerse yourself in Liverpool's cultural scene. For your day-to-day needs and leisurely strolls, fantastic local amenities and green spaces are within easy reach, adding a touch of green tranquility to your urban lifestyle.

This wonderful terraced house is available for immediate occupancy, and it's the perfect opportunity for a long-term tenancy. Don't miss the chance to make this beautifully presented, well-connected property your new home. Contact Atlas Estate Agents today to secure your slice of Britannia Avenue's charm.

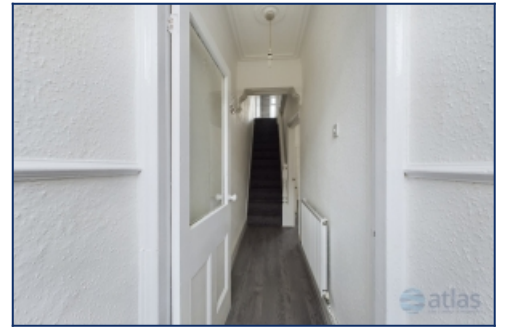
## Additional Images



Bedroom 1



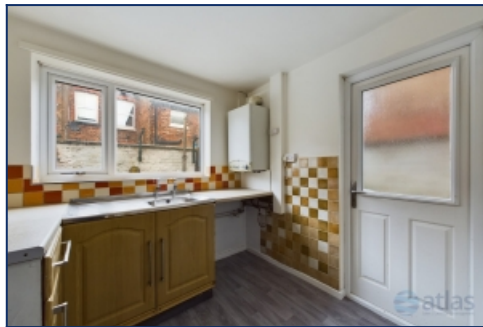
Bedroom 2



Entrance/Stairs



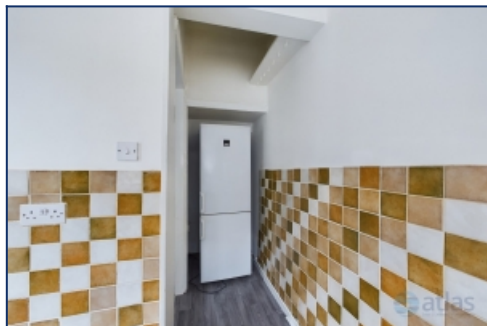
Back Living Room



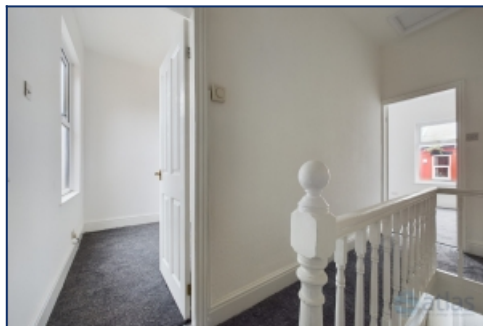
Kitchen



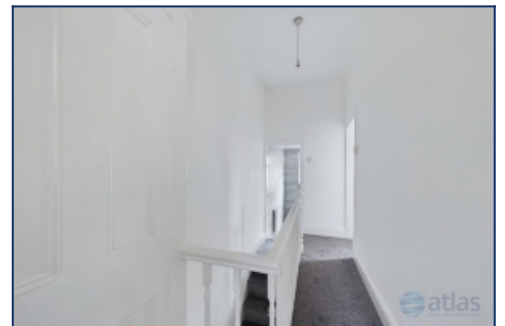
Kitchen



Kitchen



Landing

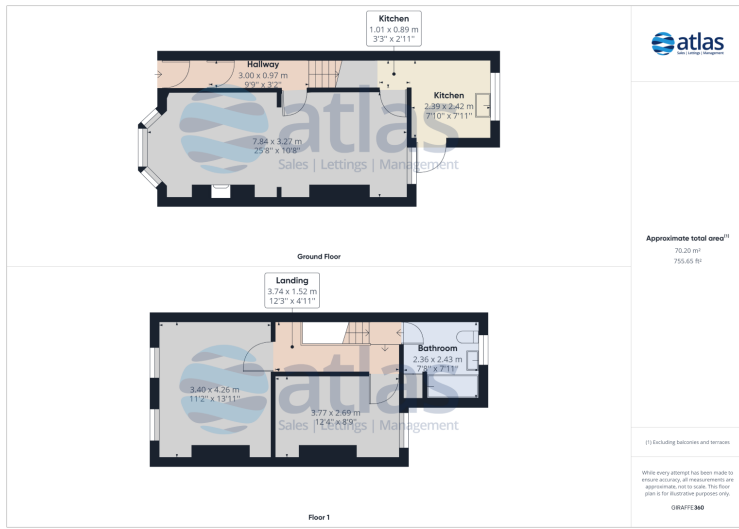


Landing



Yard

## Floor Plans



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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.