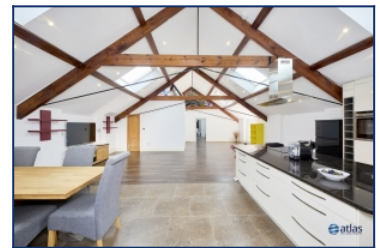


Kildonan Road, Aigburth, L17



To Let - £1,400 per calendar month

Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: C73
- No Expense Spared Throughout!
- Under Floor Heating
- Video Entry
- High Security Electric Gates
- NEFF/AEG Appliances
- Designer Kitchen with Granite Work Surfaces
- Jacuzzi Bath and Waterfall Shower
- Beautifully Restored Courtyard
- Large Open Plan Living/Dining Area
- Remote Operated Velux Windows

Further Details

- Furnishing: Unfurnished
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 140 square metres / 1,507 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: Off Street, Gated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Under Floor Heating, Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge, Freezer, Washing Machine, Dishwasher
- Bills Included: None

Move-in Costs

- Security Deposit: £1,615.38
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £323.08. 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: 6 months
- Minimum Annual Household Income: £42,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

Description

Quite possibly the HIGHEST SPECIFICATION apartment in SOUTH LIVERPOOL! This BREATH TAKING property is situated within a BEAUTIFULLY RESTORED COURTYARD in the leafy suburb of Aigburth, L17 and FEATURES 150 m2 of FLOOR SPACE with the possibility of EASILY CREATING FURTHER BEDROOMS.

The accommodation comprises;

- Stunning open plan kitchen featuring modern high gloss units, granite work surfaces and NEFF/AEG integrated appliances
- Light and airy living/dining area with dark wood floor and feature stained glass features set within the roof trusses
- Spacious master bedroom with en-suite bathroom featuring a jacuzzi bath, waterfall shower, 'his and hers' wash basins and WC
- Large second bedroom
- Luxury shower room

The property also benefits from under floor heating throughout, Kingspan insulation throughout, brand new boiler, remote operated Velux roof windows with automatic rain sensors, high security electric gates, video entry system, integrated sound system, alarm system, automated exterior lighting and a beautifully restored courtyard offering secure off street parking complimented by several mature flower beds.

The property has been fully renovated to an exceptionally high standard with no expense spared. Viewings are absolutely necessary to appreciate the standard of accommodation on offer. This rare opportunity will not be on the market for long so contact us today to arrange your viewing!

Additional Images



Bedroom 1



Balcony



Kitchen



Bathroom



Kitchen/Diner



Kitchen/Diner



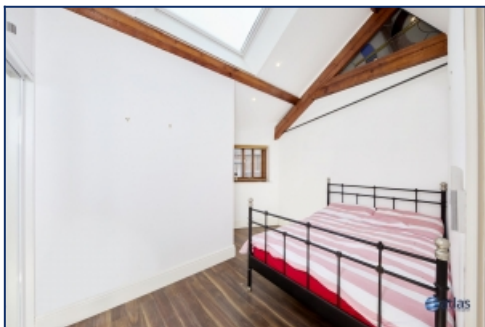
Kitchen/Diner/Lounge



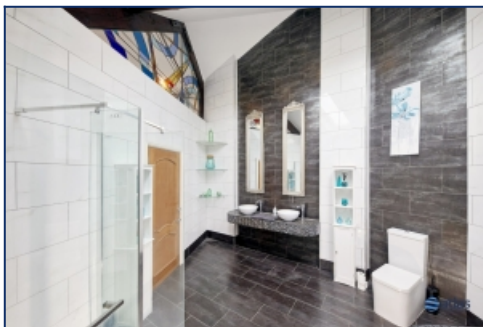
Bedroom 3



Gates



Bedroom 2

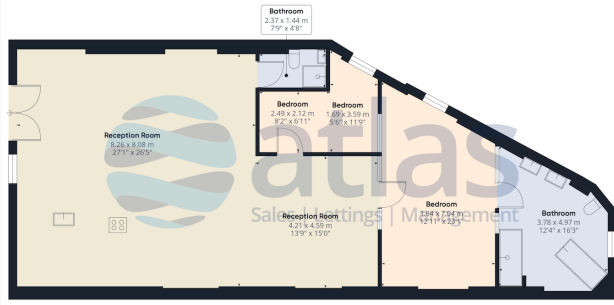


Bathroom



External

Floor Plans



Approximate total area⁽¹⁾
146.05 m²
1587.5 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements and approximations, not to scale. This floor plan is for illustrative purposes only.

05/11/13/10

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Website: 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.