

## Church Road, Woolton, L25



To Let - £1,200 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- Well Presented Accommodation
- Minutes from Woolton Village
- Situated in a Stunning Period Building
- Off Street Communal Car Parking
- Proximate to Local Shops and Amenities
- Cloakroom
- Double Glazing & Gas Central Heating
- Excellent Transport Links
- Modern Fitted Kitchen
- Early Viewing Advised

### Move-in Costs

- Security Deposit: £1,384.61
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £276.92. 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

A Taste of Elegance in Woolton Village -

Presenting an exquisite gem in the heart of Woolton Village, this remarkable apartment is a testament to timeless sophistication. Offered for rent by the esteemed Atlas Estate Agents, this two-bedroom haven is poised to captivate the discerning tenant seeking the epitome of refined living.

### Further Details

- Furnishing: Furnished
- Floor: 1 (lift access)
- No. of Floors: 1
- Floor Space: 90 square metres / 969 square feet
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Security: Burglar Alarm, Intercom (Audio Only)
- Parking: Off Street, Communal
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Cooker, Gas Hob, Fridge/Freezer, Washing Machine, Dishwasher
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Annual Household Income: £36,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

Nestled within the historic Church Road, Woolton, L25, this luxurious apartment boasts a harmonious blend of comfort and convenience. Step inside and be greeted by an aura of warmth and serenity, with accommodation elegantly arranged on a single inviting floor. Ascend to the first floor and embrace the allure of this stunning period building that exudes charm and character from every corner.

Adorned with natural light, the spacious reception room welcomes you with open arms, inviting you to create unforgettable memories with loved ones. The modern fitted kitchen is a culinary masterpiece, where your gastronomic dreams come to life. Whether it's a cosy breakfast or a lavish dinner party, this space is your canvas.

With meticulous attention to detail, the apartment boasts two generously sized bedrooms, offering restful nights and rejuvenating mornings. The bathroom offers a private oasis, an indulgent escape for unwinding after a long day, with a separate cloakroom adding an extra touch of convenience.

Measuring an impressive 90 square meters, this residence showcases well-presented accommodation, thoughtfully designed to meet your every need. Imagine sipping your morning coffee while basking in the gentle embrace of the double-glazed windows that frame picturesque views.

Parking worries become a distant memory as the property offers off-street communal car parking, ensuring your vehicle's safety and peace of mind. Embrace the convenience of living just moments away from the vibrant Woolton Village, where local shops, amenities, and entertainment options await your exploration.

In the embrace of double glazing and gas central heating, this apartment promises a haven of comfort and tranquillity year-round. With excellent transport links at your doorstep, your connection to the city's heartbeat is seamless, while the inviting ambiance of your modern fitted kitchen encourages culinary creativity.

Early viewing is advised, as this opportunity to embrace Woolton's rich heritage and contemporary luxury won't wait. Live the life you deserve in this opulent apartment that marries timeless elegance with modern convenience. Contact Atlas Estate Agents today and step into a world where sophistication knows no bounds.

## Additional Images



Bedroom



Front



Entrance/Stairway



Entrance/Foyer



Hallway



Kitchen



Bedroom



Bedroom



Bedroom

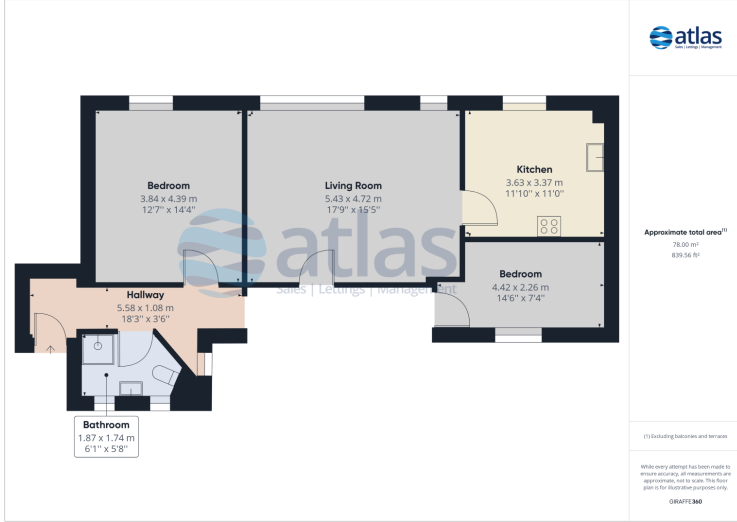


Shower Room



Shower Room

## 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.