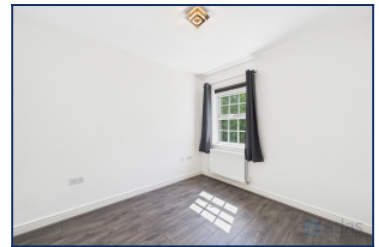


## Friars Way, Broadgreen, L14



To Let - £975 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: B
- Available for Immediate Move-in
- Spacious Open-plan Kitchen and Living Area
- Stylish Contemporary Kitchen
- Handy Storage Cupboard Off the Hallway
- Dedicated Space for Washing Machine Off the Hallway
- Two Generously Sized Double Bedrooms
- Modern Bathroom with Separate Bath and Shower Cubicle
- Sought-after L14 Location Close to Local Amenities
- Within Easy Walking Distance of Broad Green Station

### Move-in Costs

- Security Deposit: £1,125.00
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £225.00. 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

Brought to the market by Atlas Estate Agents, this stylish apartment in the ever-popular Friars Way, Broadgreen, L14, offers a fantastic opportunity for those seeking modern living in a well-connected location.

Set within a quiet residential development, the accommodation is arranged over one spacious level and is offered unfurnished, ready for you to make it your own. Step inside and be welcomed by a bright and airy open-plan living space, combining a generously proportioned reception area with a sleek, contemporary kitchen - ideal for relaxing, entertaining or working from home.

### Further Details

- Furnishing: Unfurnished
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 577 square feet / 54 square metres
- Council Tax Band: B
- Local Authority: Knowsley Metropolitan Borough Council
- Security: Intercom (Audio Only)
- Parking: Off Street, Communal
- Outside Space: Communal Gardens
- Appliances/White Goods: Electric Oven (Double), Electric Hob (Ceramic)
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £29,250
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

The property boasts two well-sized double bedrooms, offering plenty of space for rest and storage. The modern bathroom is beautifully appointed, complete with a separate bath and shower cubicle – perfect for a quick morning refresh or a long soak after a busy day.

A handy storage cupboard is tucked away off the hallway, along with a dedicated space for a washing machine, keeping the main living area clutter-free.

Located just a short walk from Broad Green Station, the apartment is perfectly positioned for commuters and those looking to enjoy all the amenities Broadgreen and the wider L14 area have to offer.

Available for immediate move-in, this well-presented home is ideal for professionals, couples or sharers seeking comfort, convenience, and contemporary style.

Enquire today to arrange your viewing!

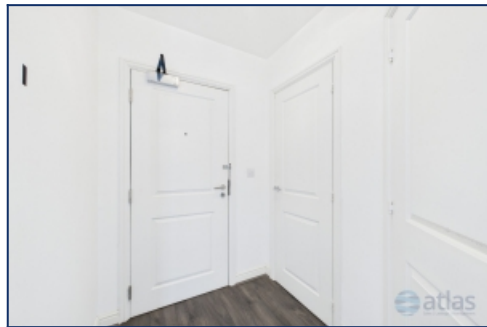
## Additional Images



Lounge



Communal Hallway



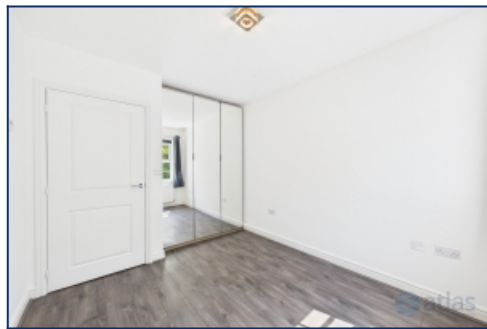
Entrance



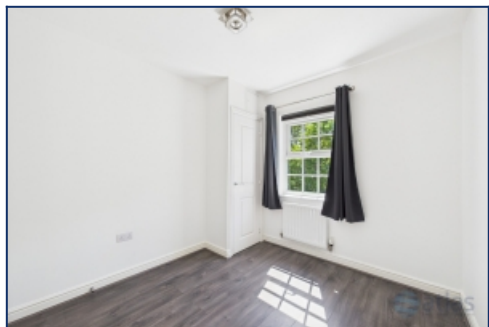
Kitchen



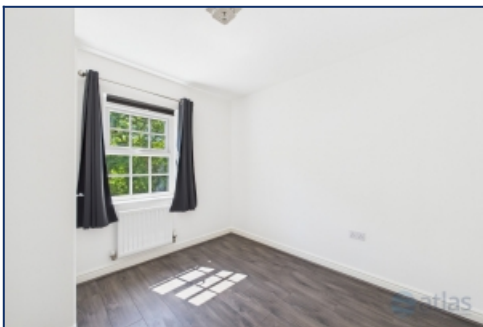
Hallway



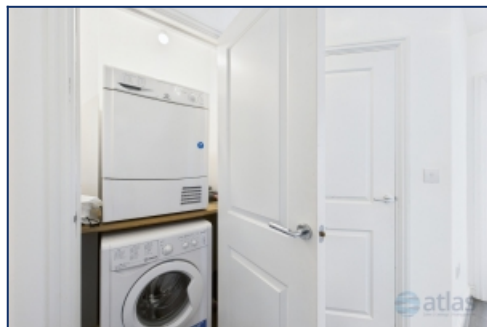
Bedroom



Bedroom



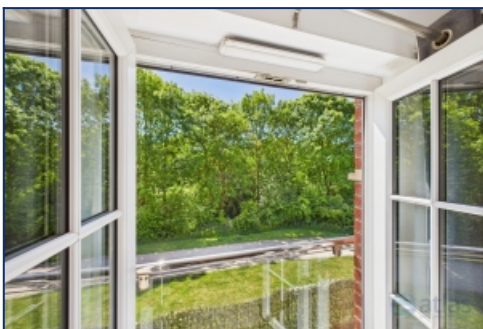
Bedroom



Utility Space



Communal Parking



View From Lounge Window



View From Lounge Window

## Floor Plans

