Grange Lane, Gateacre, L25









To Let - £725 per calendar month

Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: C74
- Presented to a High Standard Throughout
- Modern Kitchen & Bathroom
- Local Shops and Amenities
- Available Early October
- Double Glazing & Gas Central Heating
- Burglar Alarm
- Excellent Transport Links
- Situated Above Grange Lane Shops
- Private Entrance from Rear Exterior Staircase
- Early Viewing Advised

Further Details

- Furnishing: Unfurnished
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 52 square metres / 560 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street
- Outside Space: Balcony
- Accessibility: Not Suitable for Wheelchair Users
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas)
- Bills Included: None

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.

Letting Information

- Date Available From: Now
- Minimum Annual Household Income: £21,750
- Guarantor NOT required (subject to referencing)

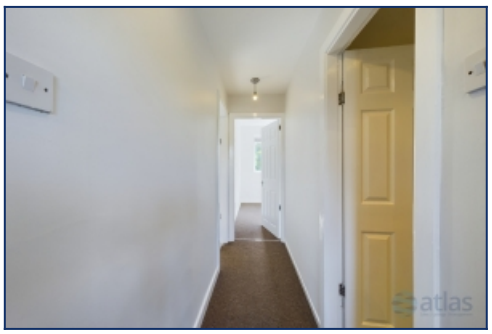
Description

Brought to the market by Atlas Estate Agents, this beautifully presented first-floor flat on Grange Lane, Gateacre, L25, offers stylish, well-appointed living perfectly placed above the local shops. Accessed via a private rear entrance and exterior staircase, the property enjoys the convenience of its setting while maintaining a wonderful sense of privacy.

Arranged across a single floor, the accommodation has been finished to a high standard throughout. A bright and airy reception room provides an inviting space to unwind, while the modern kitchen is thoughtfully designed with contemporary fittings and ample storage. There are two well-proportioned

bedrooms, each offering comfortable and versatile living, along with a sleek, modern bathroom.
The flat is offered unfurnished, allowing incoming tenants the opportunity to make the space their own. Practical features include double glazing, gas central heating and a burglar alarm, ensuring comfort and peace of mind year-round.
With excellent transport links close by and a great selection of shops and amenities on the doorstep, this property delivers both convenience and quality. Available from early October, this superb flat is sure to attract considerable interest — early viewing is strongly advised.

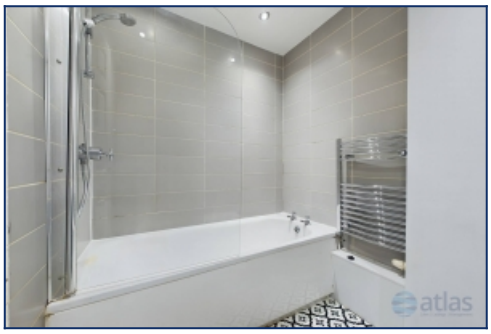
Additional Images


Hallway


Bedroom


Bedroom


Bedroom

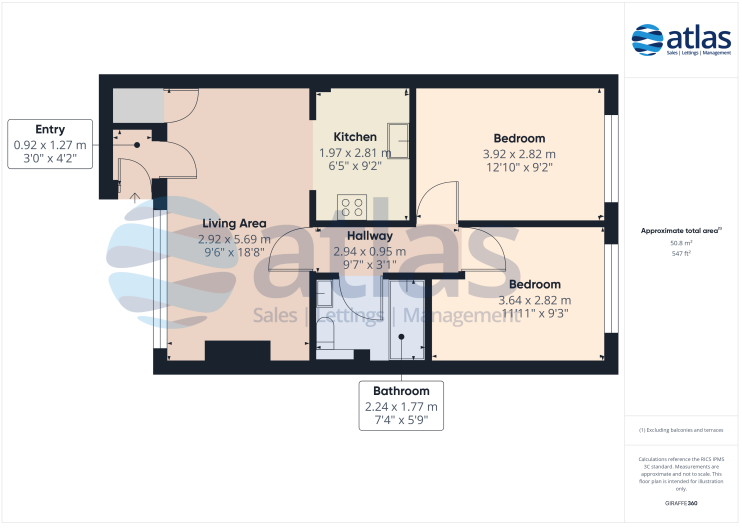

Bathroom


Bathroom


External


External

Floor Plans



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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.