

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

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.

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: Electric Oven, Gas Hob
- 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

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.

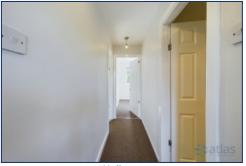
Arranged across a single floor, the accommodation has been finished to a high standard throughout. A bright and airy reception room provides an inviting space to unwind, while the modern kitchen is thoughtfully designed with contemporary fittings and ample storage. There are two well-proportioned

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



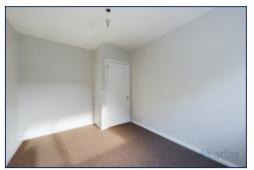




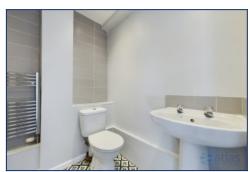
Hallway

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.