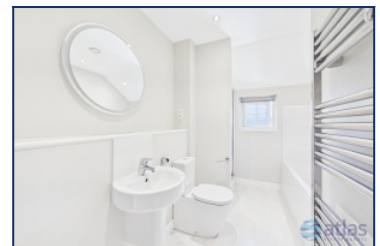


## Friars Way, Broadgreen, L14



To Let - £1,125 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: B
- Spacious Open-Plan Lounge and Kitchen
- Modern Fitted Kitchen with Integrated Appliances
- Two Carpeted Bedrooms, One with Fitted Wardrobes
- Stylish Bathroom with Separate Bath and Shower
- Secure Audio Intercom Entry System
- Sought-After L14 Location
- Allocated Off-Road Parking

### Further Details

- Furnishing: Part Furnished
- Floor: 2 (no lift)
- No. of Floors: 1
- Floor Space: 61 square metres / 651 square feet
- Council Tax Band: B
- Local Authority: Knowsley Metropolitan Borough Council
- Security: Intercom (Audio Only)
- Parking: Allocated
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Oven (Electric), Hob (Ceramic), Microwave
- Bills Included: None

### Move-in Costs

- Security Deposit: £1,298.07
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £259.62. 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: £33,750
- Guarantor NOT required (subject to referencing)

### Description

Brought to the market by Atlas Estate Agents, this well-presented two-bedroom second-floor flat offers contemporary living in the sought-after Broadgreen area. Situated on Friars Way, L14, the property is thoughtfully arranged over a single floor and provides bright, spacious accommodation, ideal for professionals, couples or small families.

At the heart of the home is a generous open-plan lounge and kitchen, creating a welcoming space for both relaxing and entertaining. The modern fitted kitchen is equipped with a range of integrated appliances, combining style with everyday practicality.

The property boasts two well-proportioned, carpeted bedrooms, with the principal bedroom benefitting from fitted wardrobes to maximise storage. A stylish family bathroom completes the accommodation, featuring both a separate bath and shower to suit every preference.

Further benefits include a secure audio intercom entry system, allocated off-road parking and an enviable location within easy reach of local amenities, excellent transport links and a variety of shops, schools and green spaces.

Offering a superb combination of comfort, convenience and modern design, this attractive apartment presents an excellent opportunity to enjoy low-maintenance living in one of Broadgreen's most desirable residential locations.

## Additional Images



Communal Landing



Hallway



Kitchen/Lounge



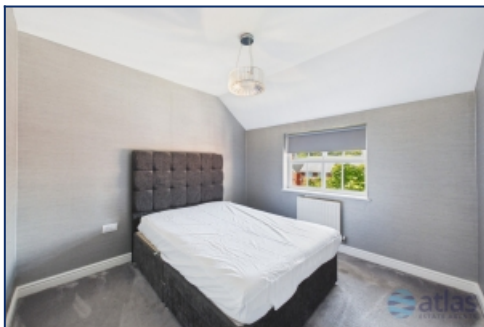
Kitchen/Lounge



Kitchen/Lounge



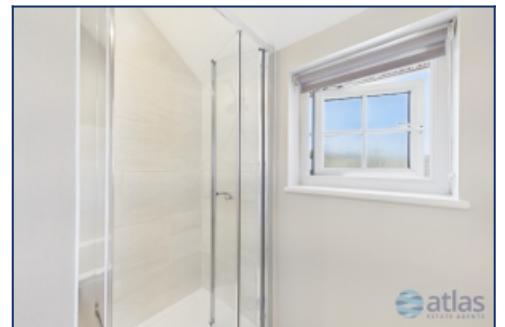
Kitchen/Lounge



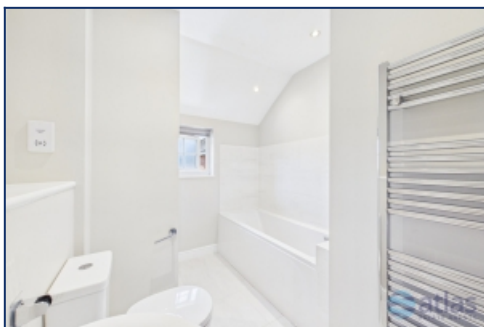
Kitchen/Lounge



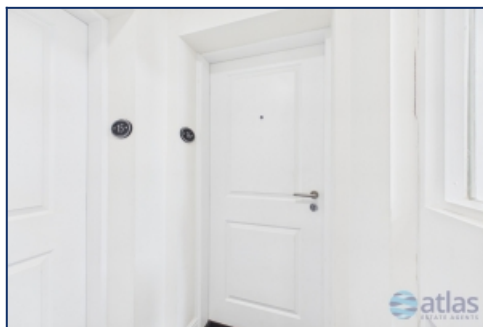
Bedroom Two



Bathroom



Bathroom



Entrance

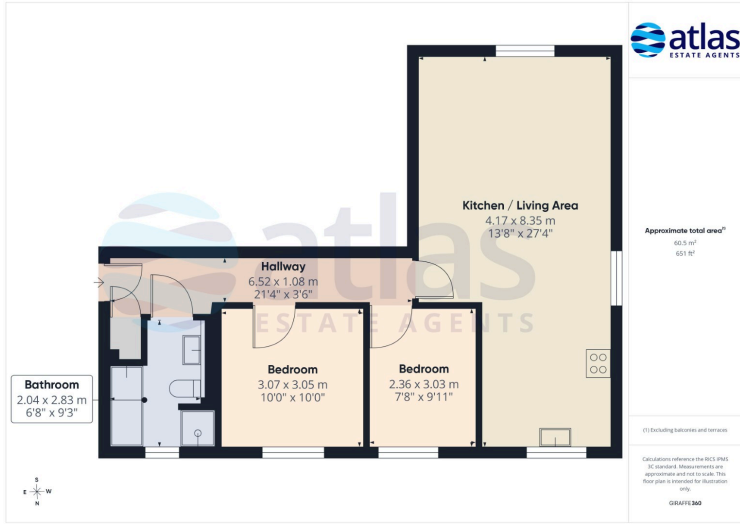


Entrance To Apartment



Car Park

# 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.