

## Rose Lane, Mossley Hill, L18



To Let - £1,150 per calendar month

### Key Features

- 3 Bedroom 1 Bathroom Maisonette
- EPC Rating: C71
- Superb Location
- Maisonette
- Contemporary Kitchen
- Ground Floor Kitchen/Dining Room
- Patio Doors from Kitchen Onto Garden
- First Floor Lounge
- Back Garden
- Patio Area/Lawn and Ample Space for Seating
- Wealth of Amenities on the Doorstep
- Excellent Transport Links

### Move-in Costs

- Security Deposit: £1,326.92
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £265.38. 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

Introducing a remarkable property brought to you by Atlas Estate Agents, this charming maisonette is now available to let in the sought-after area of Rose Lane, Mossley Hill, L18.

As you step inside, you're greeted by a contemporary kitchen, perfect for culinary endeavors and gatherings. The ground floor boasts a spacious kitchen/dining room with patio doors opening onto a delightful garden, ideal for enjoying al fresco meals or simply basking in the sunshine.

### Further Details

- Furnishing: Unfurnished
- Floor: 1 (no lift)
- No. of Floors: 2
- Floor Space: 84 square metres / 904 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Double Oven (Electric), Fridge/Freezer, Washing Machine
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Annual Household Income: £34,500
- Guarantor NOT required (subject to referencing)

Ascending to the first floor, you'll find a generously proportioned lounge offering a cozy retreat for relaxation or entertainment.

This maisonette comprises three bedrooms, providing ample space for comfortable living arrangements. Completing the accommodation is a well-appointed bathroom.

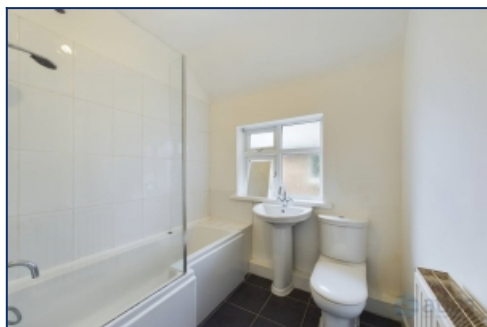
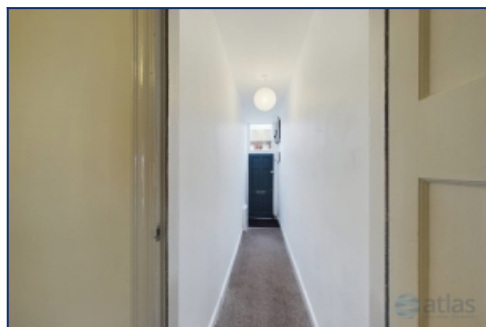
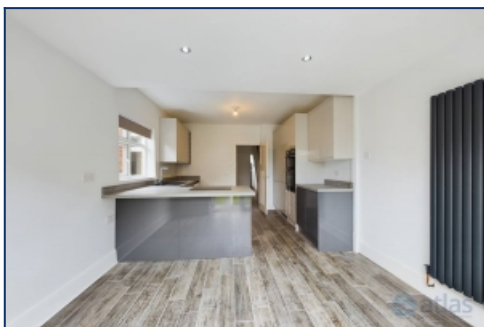
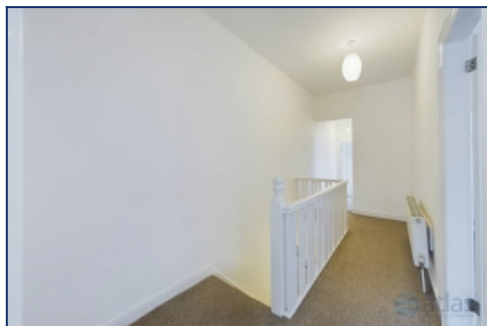
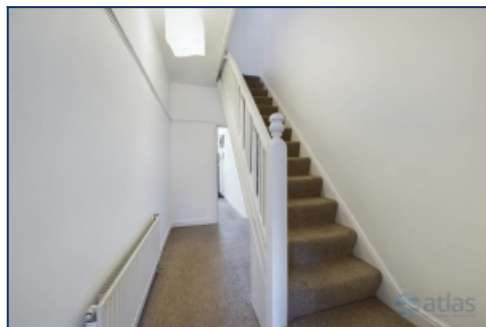
With accommodation spread over two floors, this property offers a sense of space and versatility. Unfurnished, it provides a blank canvas for personalization and styling to suit your tastes.

Outside, the back garden beckons with its inviting patio area and lawn, offering plenty of room for seating and outdoor enjoyment.

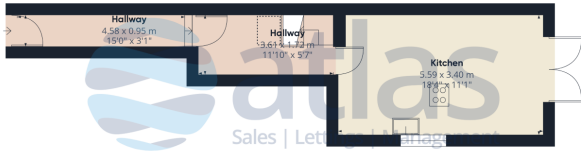
Nestled in a superb location, this residence benefits from a wealth of amenities right on its doorstep, including shops, cafes, and recreational facilities. Plus, with excellent transport links nearby, commuting and exploring the surrounding area is a breeze.

Don't miss out on the opportunity to make this maisonette your new home. Contact Atlas Estate Agents today to arrange a viewing and experience the charm of Rose Lane living firsthand.

## Additional Images



## Floor Plans



Ground Floor

Approximate total area<sup>(1)</sup>

92.04 m<sup>2</sup>

992.76 sq ft

Reduced headroom

0.52 m<sup>2</sup>

5.58 sq ft

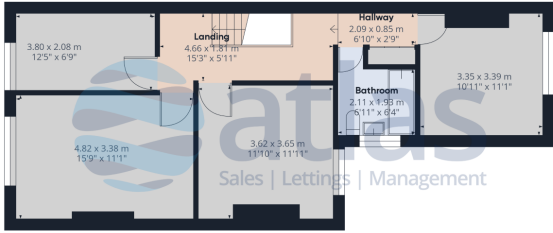
(1) Excluding balconies and terraces

Reduced headroom

Below 2.00m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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