

## Grange Lane, Gateacre, L25



## To Let - £625 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: D57
- Presented to a High Standard Throughout
- Modern Kitchen & Bathroom
- Local Shops and Amenities
- Available from 15/08/23
- 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: £721.15
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £144.23. 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

AN EXTREMELY WELL PRESENTED 2 BEDROOM FIRST FLOOR FLAT SITUATED IN GATEACRE VILLAGE

The accommodation briefly comprises of; entrance hallway, bright and spacious living room, modern fitted kitchen, luxury tiled bathroom featuring a bath shower, wash basin and WC, two double bedrooms and a small balcony/veranda overlooking the rear of the property.

This property also benefits from double glazing and gas central heating.

This property will not be on the market for long so contact us today to arrange your viewing!

### Further Details

- Furnishing: Unfurnished
- Floor: 1 (no lift)
- No. of Floors: 1
- 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: £18,750
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

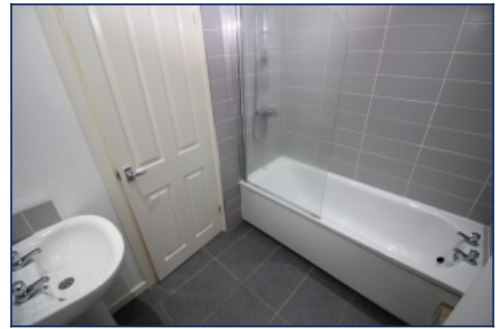
## Additional Images



Bedroom 2



Bathroom



Bathroom



Front Elevation



Rear Entrance

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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.