

## Woodsome Park, Gateacre, L25



To Let - £625 per calendar month

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: B81
- Well Presented Accommodation
- Served By Excellent Transport Links
- Double Glazing & Electric Heating
- Local Shops And Amenities
- Unfurnished
- 1x Allocated Parking Space & Visitor Parking
- Close To Gateacre & Woolton Village
- 1st Floor Apartment
- Two Bedrooms
- 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

A WELL PRESENTED 2 BEDROOM 1ST FLOOR APARTMENT BENEFITING FROM SECURE OFF STREET PARKING AND LOCAL SHOPS AN AMENITIES

The accommodation briefly comprises of; entrance hallway, open plan kitchen/dining/living area, two bedrooms and a good size bathroom.

The property also benefits from double glazing, electric night storage heating and a secure, off street, allocated car parking space.

### Further Details

- Furnishing: Unfurnished
- Floor: 1 (no lift)
- No. of Floors: 1
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Off Street, Gated, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Night Storage, Electric Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Washer Dryer, Dishwasher
- 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

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

## Additional Images



Bathroom



Bedroom 1



Kitchen



Bedroom 2

Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN

Email: [lettings@atlasestateagents.co.uk](mailto:lettings@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

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.