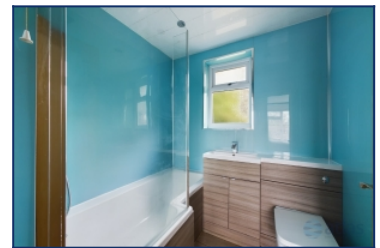


## Quarry Street, Woolton, L25



To Let - £800 per calendar month

### Key Features

- 1 Bedroom 1 Bathroom Flat
- EPC Rating: D
- Available Immediately for Long Term
- Stylish, Modern Kitchen Featuring Premium Quartz Worktops, a Breakfast Bar, and Integrated Appliances, Including a Gas Hob, Electric Oven, and Microwave
- Spacious Lounge with Brand New, Plush Carpeting for Added Comfort
- Brand New Venetian Blinds Fitted Throughout, Adding a Sleek, Modern Touch to Every Room
- Sleek, Solid Hardwood Interior Doors for a Polished, High-quality Finish
- Ample Built-In Storage in the Bedroom, Designed for Convenience and Maximising Space
- Contemporary, Fully Equipped Bathroom with a Bath and Overhead Shower for a Modern, Relaxing Experience
- Prime Location in the Heart of Woolton, Offering Easy Access to Vibrant Local Amenities
- Close to Green Spaces, with a 5-minute Walk to Reynolds Park and a 15-minute Walk to Calderstones Park, Perfect for Enjoying the Outdoors

### Move-in Costs

- Security Deposit: £923.07
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £184.62. 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.

### Further Details

- Furnishing: Unfurnished
- Floor: 1 (no lift)
- No. of Floors: 1
- Floor Space: 36 square metres / 382 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Microwave, Fridge/Freezer
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £24,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

## Description

Atlas Estate Agents are delighted to present this modern and stylish first-floor flat to let, located on the charming Quarry Street in Woolton, L25. Offering the perfect blend of contemporary living and convenience, this one-bedroom flat is available immediately for long-term rental.

Set over a single floor, the accommodation boasts a sleek, modern kitchen fitted with premium quartz worktops, a breakfast bar, and top-of-the-range integrated appliances, including a gas hob, electric oven, and microwave. The spacious reception room is designed for comfort and style, featuring brand new, plush carpeting, perfect for cosy evenings. Throughout the flat, newly installed Venetian blinds add a modern, sophisticated touch, complemented by solid hardwood interior doors for a premium finish.

The well-proportioned bedroom benefits from ample built-in storage, offering practical solutions to maximise space, while the contemporary bathroom is fully equipped with a bath and overhead shower, providing a calming space to unwind.

Situated in the heart of Woolton, this flat enjoys a prime location with easy access to local amenities, cafés, shops, and restaurants. For those who love the outdoors, both Reynolds Park and Calderstones Park are just a short walk away, offering beautiful green spaces to explore.

This unfurnished flat is ready to move into, making it an ideal opportunity for those seeking a modern, low-maintenance home in one of Woolton's most sought-after areas.

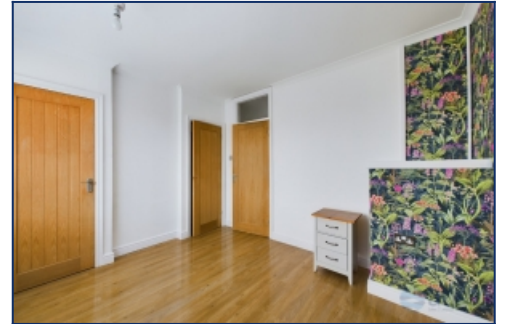
## Additional Images



Lounge/Kitchen

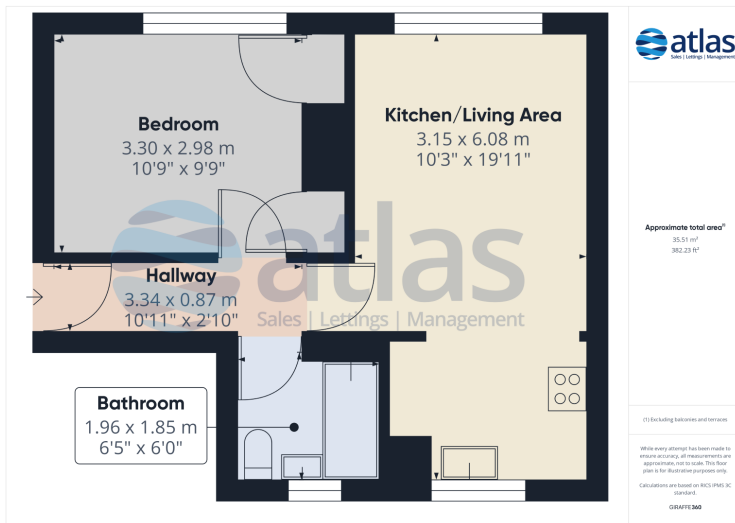


Entrance Hallway



Bedroom

## 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.