



## Mainland House, Stanley Road, Bootle

£700 PCM

Ascend Properties are proud to present this appealing two bedroom, unfurnished apartment located in the popular Mainland House building.

Situated in the up-and-coming residential area of Bootle, this apartment is well placed with local amenities such as Gyms and Pubs within walking distance. There also is local access to Liverpool city centre via public transport or driving and also driving access to areas such as Manchester with easy access to motorways.

Inside, you'll find two generously sized double bedrooms, a modern style bathroom and a kitchen/diner with great amount of lounge space also integrated in.

This apartment is suitable to students and professionals alike due to the locality of both John Moores University and the University of Liverpool, as well as numerous business parks nearby.

This development is very popular so this apartment won't be available for long.

If you're interested, be sure to get in touch with us ASAP to avoid any disappointment.

Available 19th August 2024. 12 month minimum tenancy. Deposit £800. Council Tax Band A.



4 Mainland House 395 Stanley Road, Bootle, Merseyside, L20 3EF



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100-109 A	92-95 A	100-109 A	92-95 A
81-100 B	77-91 B	81-100 B	77-91 B
62-80 C	62-76 C	62-80 C	62-76 C
43-61 D	43-61 D	43-61 D	43-61 D
24-42 E	24-42 E	24-42 E	24-42 E
5-23 F	5-23 F	5-23 F	5-23 F
1-4 G	1-4 G	1-4 G	1-4 G