

1A Old Haymarket 73-89 Victoria Street, Liverpool, L1 6AF  
Tel: 0151 305 2577  
Email: [liverpoolsales@ascendproperties.com](mailto:liverpoolsales@ascendproperties.com)  
[www.ascendproperties.com](http://www.ascendproperties.com)

# Ascend

Built on higher standards



Oleander Way, Walton, Liverpool

£805 PCM

Welcome to Queen Mary Place. Queen Mary Place consists of 64 two, three and four bedroom family homes located near the heart of Liverpool city centre. The location benefits from a range of local schools, shops and leisure facilities, all within a short distance.

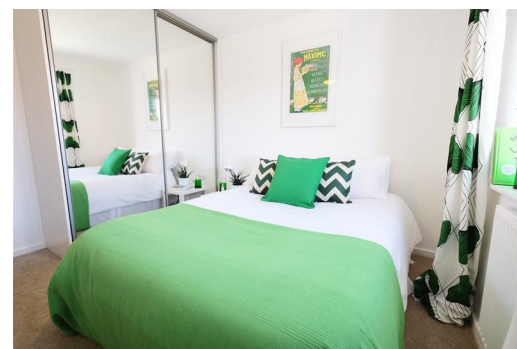
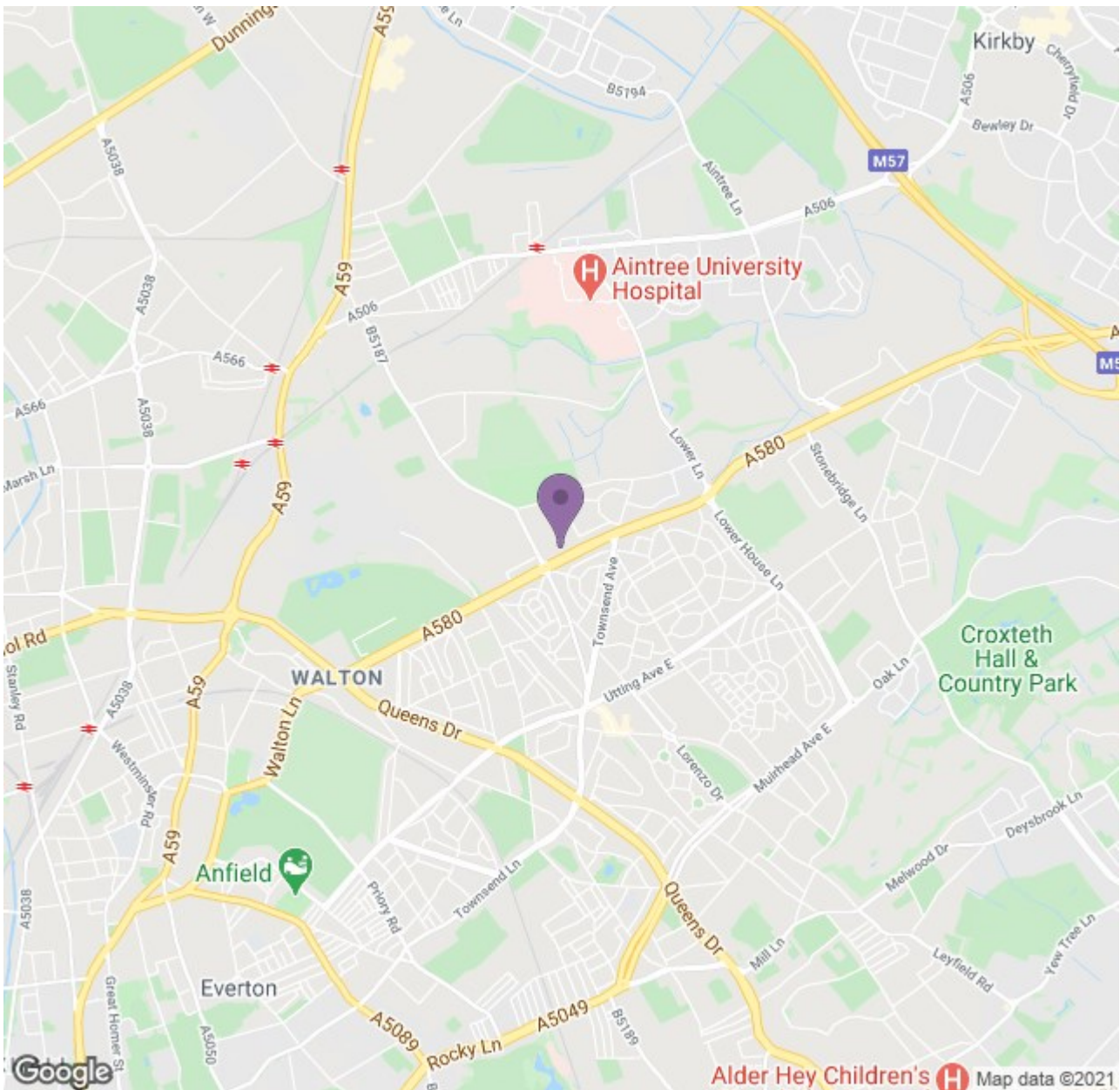
The Ellesmere has it all. On the ground floor, there's the spacious living room, and a contemporary open-plan kitchen and dining room with fantastic skylights, making this space ideal for entertaining or enjoying family time. Adding to the plentiful natural light, the French windows lead out into the private garden where you can get your friends round for al fresco dining and outdoor entertaining.

The downstairs WC is just off the hallway, then the stairs lead you up to the master bedroom, a double bedroom and single bedroom, and family sized bathroom. There's both upstairs and downstairs storage space too. This stunning energy-efficient home has beautiful flooring throughout and fitted alarm systems for your peace of mind. Great looking and thoroughly welcoming, everything in the Ellesmere has been designed and built to high standards.

Whilst this property is a new build property, it has been previously let. All properties are maintained and inspected once a tenant has moved out in order to keep the property to a high standard.







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
A	92-100	A	84-100
B	81-91	B	74-83
C	69-80	C	64-73
D	58-68	D	54-63
E	49-57	E	44-53
F	39-48	F	34-43
G	35-38	G	21-33
England & Wales	83	England & Wales	80