



MISTORIA
ESTATE AGENTS



1102 Beetham Tower Liverpool

£149,950
Leasehold

Mistoria Estate Agents are pleased to offer for sale this lovely apartment nestled in the heart of the vibrant City Centre on Old Hall Street, Merseyside, this modern one-bedroom apartment is a gem waiting to be discovered.

As you step into this well-presented property, you are greeted by a cosy lounge, perfect for relaxing after a long day. The modern kitchen is ideal for whipping up delicious meals, while the large bedroom offers a peaceful retreat for a good night's sleep. The modern bathroom adds a touch of luxury to this charming apartment.

Currently serving as an investment property, this apartment offers a fantastic opportunity for those looking to invest in the bustling city life. Its prime location puts you right at the doorstep of the city centre, ensuring you are close to all the hustle and bustle that the area has to offer.



• WELL LOCATED ONED BEDROOM APARTMENT FOR SALE • CURRENTLYT USED AS AN INVESTMENT PROPERTY. • CONCIERGE, LIFT, INTERCOME ENTRY. • LOUNGE & KITCHEN, LARGE BEDROOM • UPVC DG & CH • GREAT VIEWS OVER THE ESTUARY

Full Description

Mistoria are pleased to offer this 11th floor one bedroom UNFURNISHED apartment, fitted wardrobes to bedroom, fully fitted kitchen including oven & hob, washing machine, fridge/freezer, dishwasher. The property also benefits from electric centrally controlled heating, BT point, satellite TV point, halogen down lighters to bathroom, kitchen, hallway, double glazing. The bathroom is of contemporary style with natural slate flooring and co-ordinated wall tiles, secure door entry system with 24 hour concierge and monitored CCTV security system, Side views over the river. The apartment size is 592 sq ft. Suitable for the professional person(s) who enjoys City living and would certainly enjoy this much sought after location. The building has an attractive feature entrance lobby, with high speed lifts to all floors. Sorry no parking. BAND D

PLEASE NOTE THAT PHOTOGRAPHS ARE FOR MARKETING PURPOSES ONLY - THIS PROPERTY IS UNFURNISHED

Beetham Tower is a recognised Liverpool Landmark constructed by `Beetham Organization` which is a 30 storey residential apartment block opposite Liverpool's world famous waterfront.

Before the tenancy starts:

" A holding deposit will be payable at the start of the application process, this will be the equivalent of 1 weeks rent and will be deductible against the first month's deposit payment. In the event that information provided within the application is not correct or accurate this holding deposit will become non-refundable.

Please ensure you disclose any adverse credit on any application, as this may result in a failure of your application and reference monies are non-refundable A holding deposit will be payable at the start of the application process, this will be the equivalent of 1 weeks rent and will be deductible against the first months rental payment . In the event that information provided within the application is not correct or accurate this holding deposit will become non-refundable.

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" Holding Deposit of £161.54 (1 x week rent)

" Deposit: 5 weeks rent £807.69 payable 2 days before moving into the property

" 1 x months` rent in advance payable 2 days before moving into the property

During the tenancy:

" Payment for the late payment of rent; Interest of 3% above Bank of England's base rate.

" Payment for a breach of the tenancy agreement up to the prescribed limit; plus, any landlord referencing fee the landlord may incur and loss of rent.

" Utilities - gas, electricity, water;

" Communications - telephone and broadband;

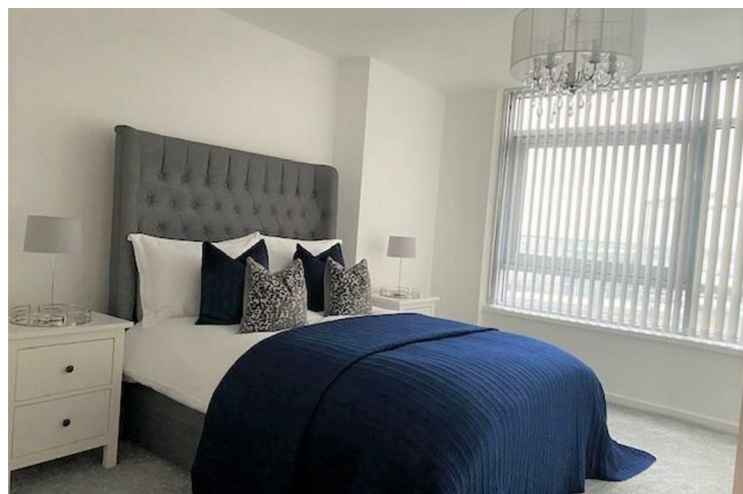
" Installation of cable/satellite;

" Subscription to cable/satellite supplier;

" Television licence;

" Council Tax; and

" Other permitted payments (any other permitted payments, not included above, under the relevant legislation including



- CLOSE TO AMENITIES & TRANSPORT LINKS • ON THE DOORSTEP OF THE CITY CENTRE.

contractual damages).

" Payments to other third parties: such as Council Tax, utilities or payments for communications services;

" Default Charges: such as payments for the replacement of lost keys or interest on overdue rent; and

" Tenancy Transaction Charges: such as requests to vary or assign the tenancy.

Tenant Protection

Mistoria RESIDENTIAL LETTINGS is a member of Safe Agent scheme, which is a client money protection scheme, and a member of The Ombudsman which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

Mistoria are part of a client money protection scheme. Our redress scheme is the Property Ombudsman.

TPO (The Property Ombudsman) - Membership number D6138-0

TDS (The Tenancy Deposit Scheme) - Membership number - G03089

SAFE (Safe Agent) - Registration number A3677

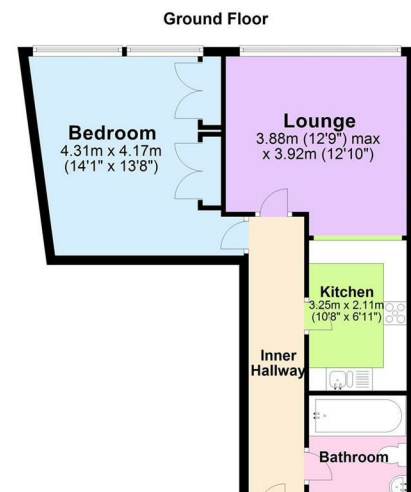
NALS (The National Approved letting Scheme), which includes NALS client protection scheme - Membership Number A3677

Mistoria is registered with the National Approved Letting Scheme (NALS) a co-regulatory partner with Liverpool City Council for their selective licensing scheme

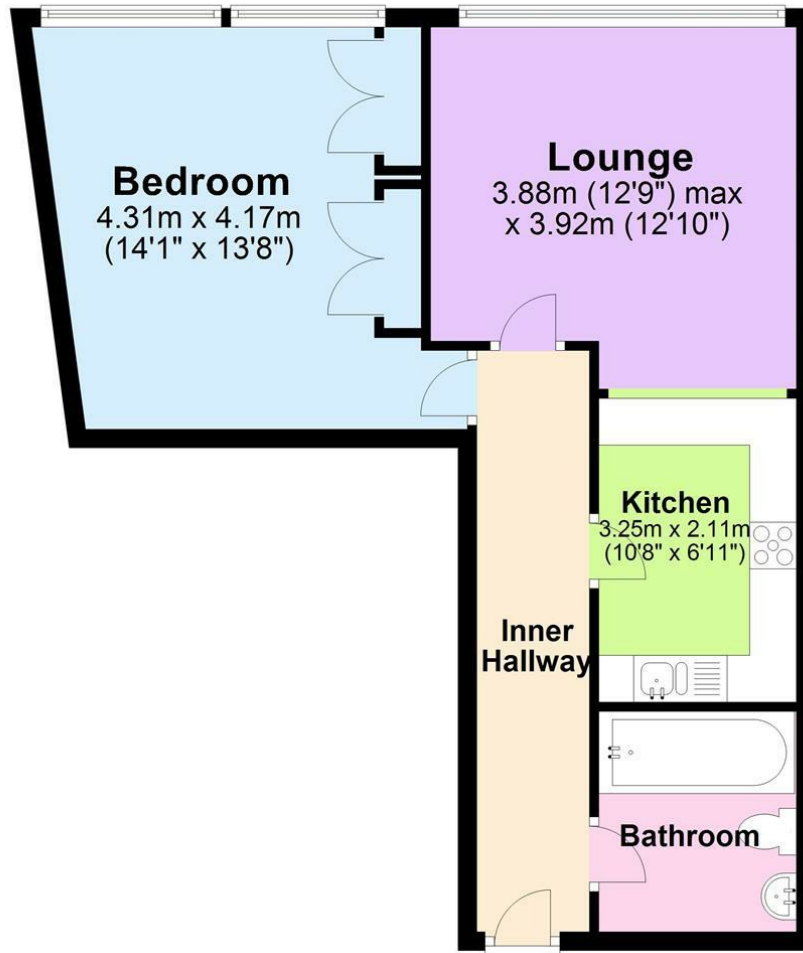
IMPORTANT NOTE: These, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact

but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate and any images shown are copyright.

Identification will be required from prospective tenant, guarantor and any additional persons living in the property e.g. Passport, VISA, driving licence and proof of address. This will be requested at offer stage and will be required to be certified as per the Immigration Act 2014.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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