



**MISTORIA**  
ESTATE AGENTS



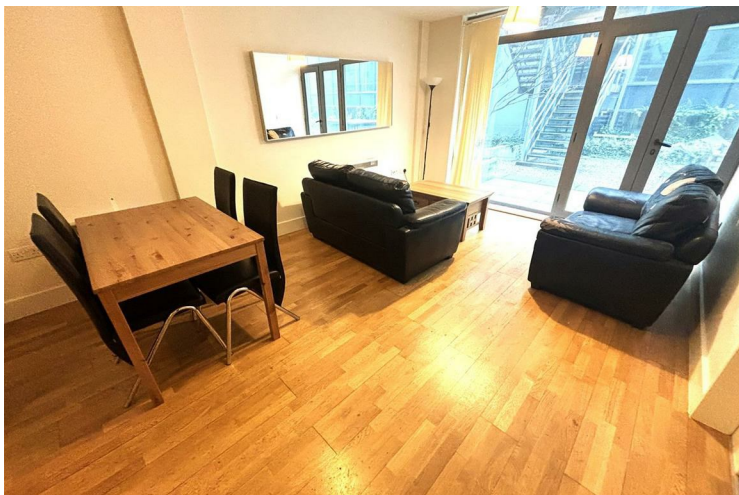
**10 Circle 109, 79 Henry Street,  
Liverpool, L1 5BU**

**£155,000**  
**Leasehold**



**MISTORIA**  
ESTATE AGENTS

- WELL LOCATED TWO BED TWO BATH, GFLOOR APARTMENT.
- CITY CENTRE LOCATION. TERRACE.
- MASTER ENSUITE. MAIN BATHROOM.
- ALLOCATED PARKING, INTERCOM ENTRY & LIFT.
- NEAR AMENITIES, TRANS LINKS & CITY CENTRE.
- VACANT POSSESSION & NO CHAIN!!!





• WELL LOCATED TWO BED TWO BATHROOM 1ST FLOOR APARTMENT • CITY CENTRE LOCATION, NEAR AMENITIES & TRANSPORT LINKS • MASTER ENSUITE SHOWER ROOM, FAMILY BATHROOM • GOOD SIZED BEDROOMS, LARGE LOUNGE WITH FRENCH DOORS ONTO TERRACE.

#### Full Description

Mistoria Residential Lettings are pleased to offer to Let this two bedroom, fully furnished first floor apartment situated in Liverpool City Centre within a popular location. The property comprises of an open plan living room with laminate flooring, with access to the communal courtyard, a fully fitted kitchen with a built-in oven, hob and fridge freezer. A family bathroom with a modern white suite and 2 double bedrooms with carpets and the master bedroom includes an ensuite. Added benefits of electric heating, video entry system and an allocated parking space. Situated close to all local amenities and transport links, early viewing is highly recommended.

#### 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.

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

" Holding Deposit of £ (183.46 1 x week rent)

" Deposit: 5 weeks rent £ 917.30 payable 2 days before moving into the property

" 1 x months' rent in advance payable 2 days before moving in to 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 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

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

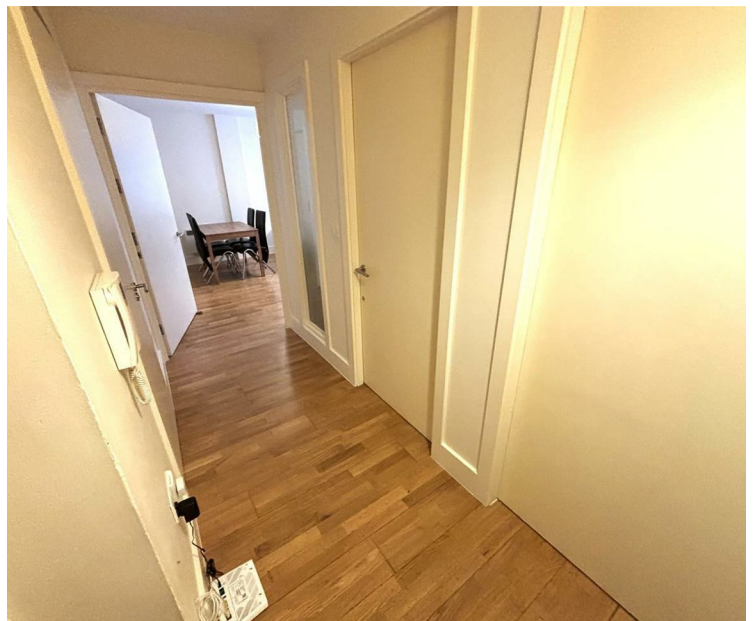
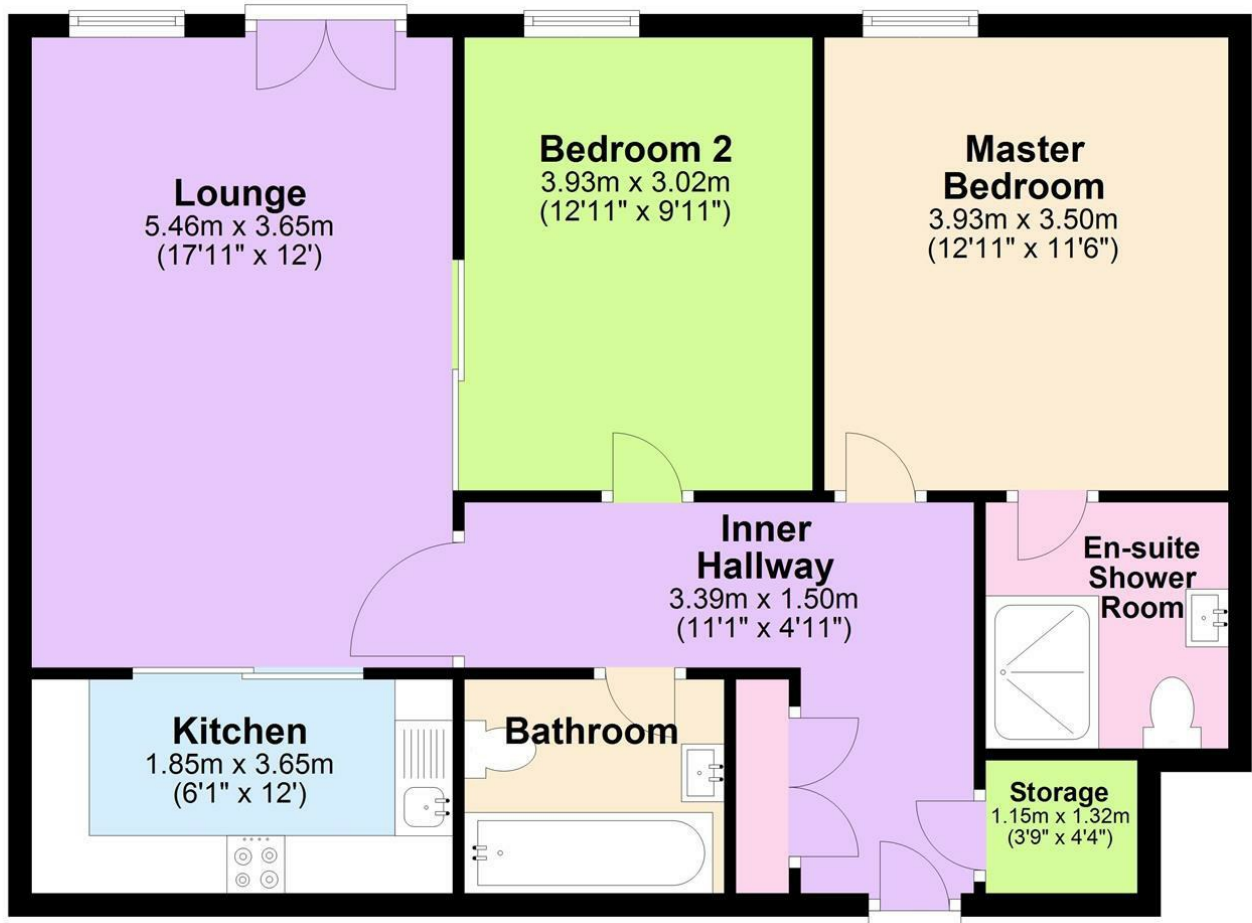
**IMPORTANT NOTE:** These, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise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

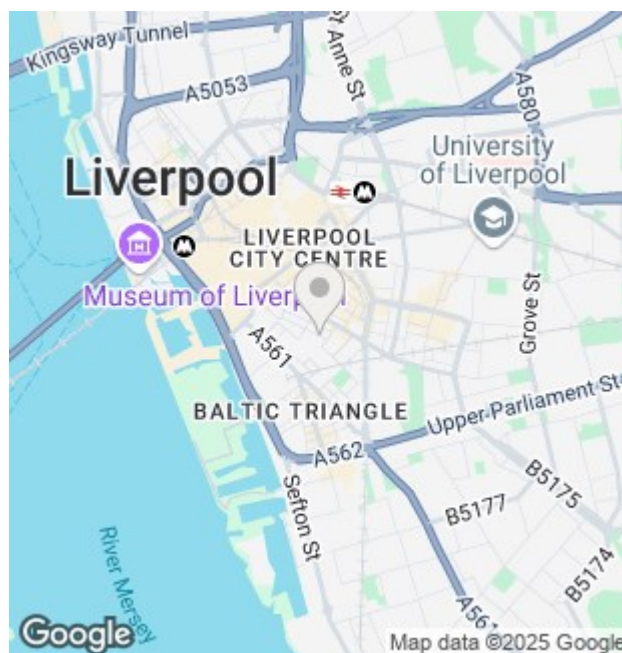
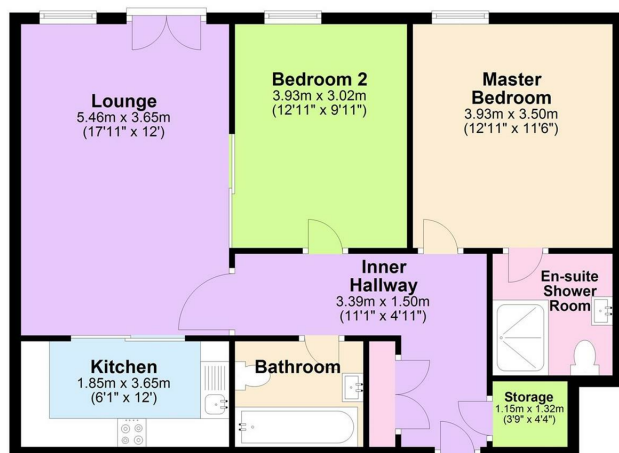


• SECURE ALLOCATED PARKING, INTERCOM ACCESS AND LIFT. • CURRENTLY USED AS AN INVESTMENT PROPERTY, NO CHAIN!!! • UPVC DG & ELECTRIX HEATING. UTILITY CUPBOARD. • MODERN BATHROOM & KITCHEN. • LEASEHOLD GR £100 pa. SC £2500 pa. • CALL MISTORIA ESTATE AGENTS TODAY TO GET YOUR VIEWING!!!!

## First Floor



# First Floor



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

Pall Mall Liverpool Mistoria  
22 Pall Mall  
Liverpool  
L3 6AL

0151 282 1539  
info@mistoria.co.uk  
mistoria.co.uk

