



MISTORIA
ESTATE AGENTS



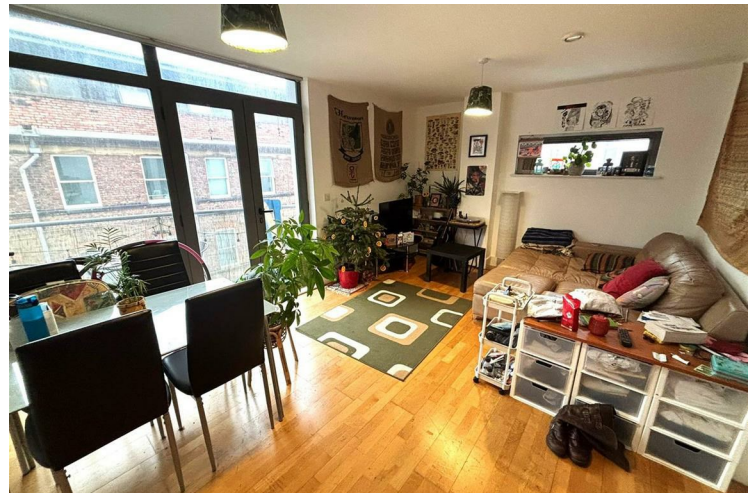
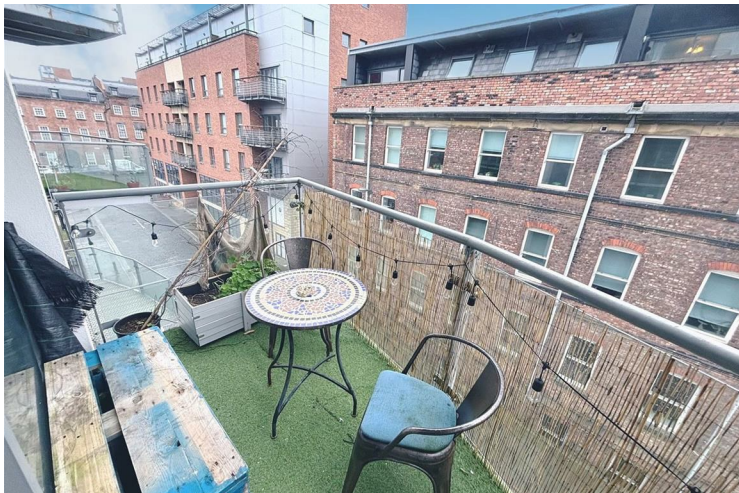
**34 Circle 109, Henry Street
Liverpool. L1 5BU.**

£157,500
Leasehold



MISTORIA
ESTATE AGENTS

- WELL LOCATED TWO BED TWO BATH APARTMENT.
- CITY CENTRE LOCATION. BALCONY.
- MASTER ENSUITE. MAIN BATHROOM.
- ALLOCATED PARKING, INTERCOM ENTRY & LIFT.
- NEAR AMENITIES. TRANS LINKS & CITY CENTRE.



• WELL LOCATED TWO BEDROOM, TWO BATHROOM 5TH FLOOR APARTMENT. • INTERCOM ACCESS, LIFT & SECURE ALLOCATED PARKING. • CURRENTLY USED AS AN INVESTMENT PROPERTY, NO CHAIN!! • MASTER ENSUITE BEDROOM. MAIN BATHROOM.

Full Description

Mistoria are please to offer this two bedroom unfurnished 5th floor apartment Views of the cathedral the Master bedroom has en suite , Fully fitted Kitchen Video entry system BALCONY Ideally situated close to Liverpool one and all local amenities

Good size balcony ideal on a summers night.

Sorry no parking

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 £173.00 (1 x week rent)

" Deposit: 5 weeks rent £865

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.

" 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

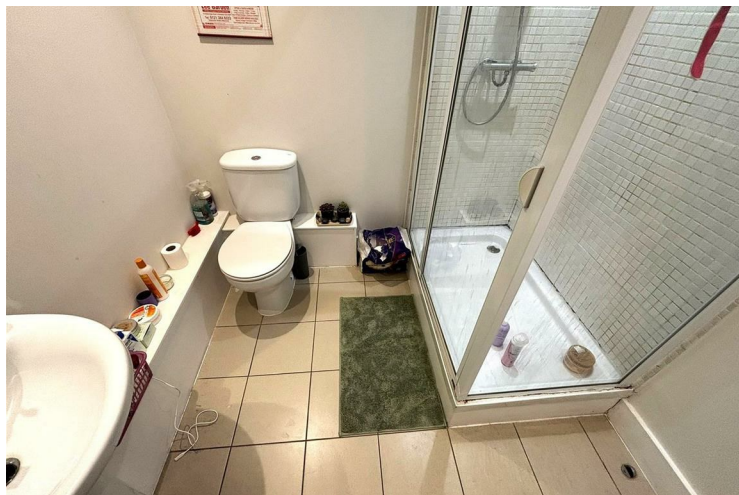
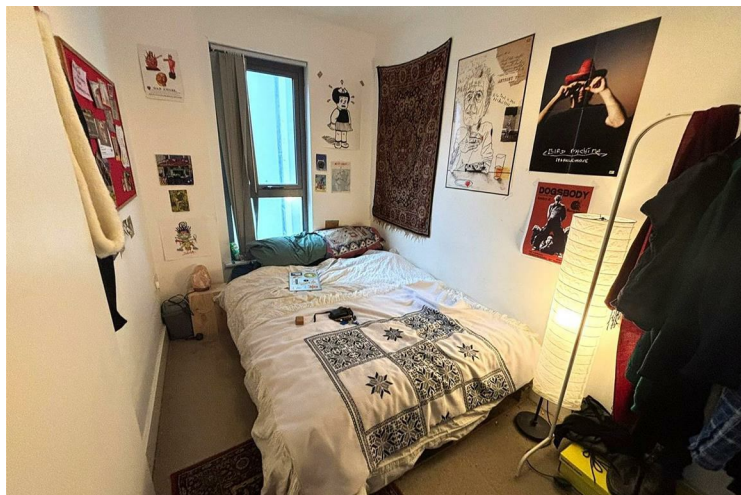
Mistoria RESIDENTIAL LETTINGS is a member of Safe Agent scheme, which is a client money protection scheme, and a member of The Ombudsman which is a redress scheme. You can find out more details on the agent`s website or by contacting the agent directly.

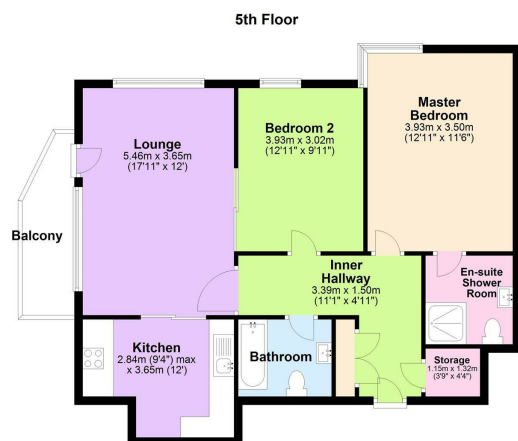
Identification will be required from prospective tenant, guarantor and any additional persons living in the property e.g. Passport, VISA, driving licence and proof of address. This will be requested at offer stage and will be required to be certified as per the Immigration Act 2014.



- BALCONY WITH VIEWS OF THE CITY. • UPVC DG & ECO 7 HEATING. UTILITY CUPBOARD. • NEAR AMENITIES, TRANS LINKS & CITY CENTRE. • IDEAL FOR INV OR YOUNG PROFESSIONALS AS OF SIZE & LOCATION • LEASEHOLD. 250 YRS. SERVICE CHARGE £2400 PER ANNUM. • CALL MISTORIA ESTATE AGENCY

5th Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	76	
(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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