



12 Ryder Court Prescot

£315,000
Leasehold

Mistoria Estate Agents are pleased to offer for sale this lovely three bed semi detached property nestled in the charming village of Rainhill, Merseyside, this modern three-bedroom house offers a delightful blend of comfort and convenience. Spanning an impressive 1,313 square feet, the property is well-suited for families or those seeking a peaceful retreat.

Upon entering, you are welcomed into an open-plan lounge, diner, and kitchen area, creating a spacious and inviting atmosphere perfect for both relaxation and entertaining. The ground floor also features a convenient WC, enhancing the practicality of the layout. Large UPVC double-glazed windows allow natural light to flood the space, further enhancing its appeal.

The property boasts three well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, ensuring privacy and comfort. A family bathroom serves the additional bedrooms, providing ample facilities for all.



- SUPERBLY LOCATED THREE BED, THREE BATH SEMI DETACHED PROPERTY. • MASTER ENSUITE, FAMILY BATHROOM & GF WC. • CURRENTLY USED AS AN INVESTMENT PROPERTY, TENANTS IN SITU. • OPEN PLAN LOUNGE, DINER & KITCHEN. • PRIVATE SOUTH FACING GARDEN. PARKING & SECURITY GATE.

Full Description

AVAILABLE NOW - Mistoria are pleased to offer this fantastic unfurnished three bedroom mews property. The property briefly consist of double glazing, security alarm and is neutrally decorated and benefits from gardens front and rear. The property is situated in a highly sought after residential area and overlooks Ecclestone Golf Course. BAND E

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 £ 213.46 (1 x week rent)

" Deposit: 5 weeks rent £1067.31 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 rent.

" 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



- UPVC DG & GCH. NO CHAIN!!!
- NEAR AMENITIES, SCHOOLS & TRANSPORT LINKS.
- LEASEHOLD 960yrs, Ground rent: £0, Service Charge: £1167 pa.
- CALL MISTORIA ESTATE AGENTS TODAY TO GET YOUR VIEWING!!!

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 is includes NALS client protection scheme - Membership Number A3677

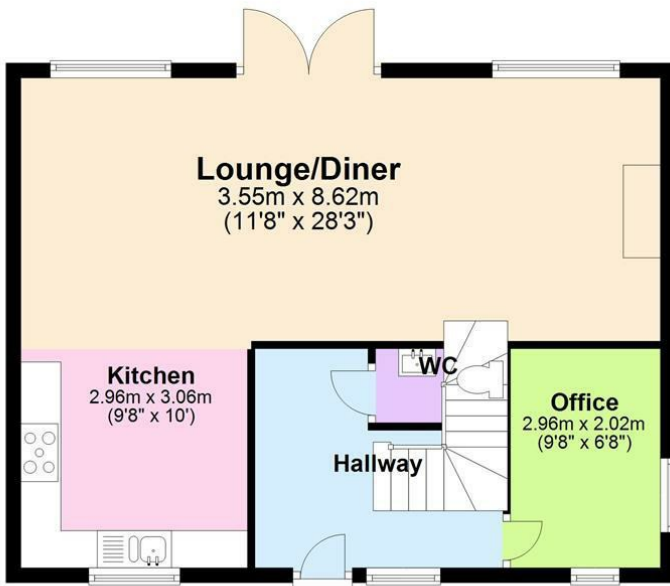
Mistoria is registered with the National Approved Letting Scheme (NALS) a co-regulatory partner with Liverpool City Council for their selective licensing scheme

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



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		55
(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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