



MISTORIA
ESTATE AGENTS



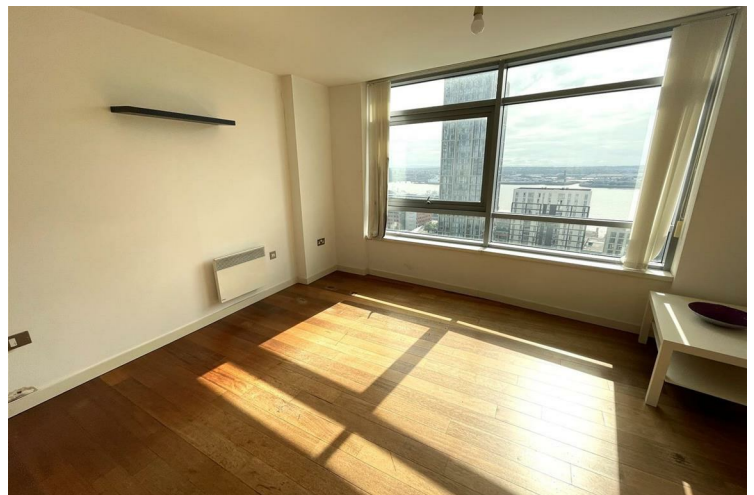
1703 Beetham Tower Liverpool

£133,000
Leasehold

BUY WITH TENANT IN SITU
OR BUY TO LIVE IN
Gross Rental Yield 8.08%

Mistoria Estate Agents are please to bring to the market this superb one bed apartment nestled in the heart of Merseyside, this modern one-bedroom apartment on Old Hall Street offers a splendid opportunity for both first-time buyers and investors alike. Spanning an impressive 624 square feet, this well-presented residence is situated on the 17th floor, providing breath-taking views of the estuary that are sure to captivate.

Upon entering, you are greeted by a welcoming reception area that leads into a contemporary kitchen, seamlessly opening into a spacious lounge. This layout is perfect for entertaining or simply enjoying



- SUPERBLY LOCATED 17TH FLOOR ONE BED APRTAMENT IN OLD HALL STREET, LIVERPOOL • INTERCOM, LIFT & CONCIERGE, NO CHAIN !!!! • STUNNING ESTUARY & SEA VIEWS. CURRENTLY USED AS INVESTMENT PROPERTY. • MODERN KICTHEN OPENS INTO LOUNGE WITH THE VIEWS.

Full Description

Mistoria are pleased to offer this 17th floor UNFURNISHED 1 bedroom apartment. Traditional 1 bed apartment with fitted wardrobes. Fully fitted kitchen including oven & hob, washing machine, fridge/freezer, dishwasher and under wall unit lighting. The property also benefits from electric centrally controlled heating, air conditioning, BT point, terrestrial/satellite TV point, halogen down lighters to bathroom, kitchen and 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, front facing with fantastic river views from both the bedroom and living area. The apartment size is 603 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.

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.

Application fees,- Tenant Referencing, & documents,

Important Notice - The only price shown on this advert is the calendar monthly rental cost of this property, and possibly other fees will apply but can vary due to a customer's individual circumstances and are therefore excluded from the price shown.

Tenancy application charges £200.00 inclusive of VAT for a single or multiple occupants.

RIGHT TO RENT APPLIES - PLEASE NOTE THIS IS A ONE OFF CHARGE. THE RIGHT TO RENT WILL APPLY IF NONE EU CLIENT £50.00 inclusive of VAT (To cover the cost of the right to rent checks)

Tenancy renewal fee - £30.00 inclusive of VAT.

WE DO NOT CHARGE FOR ANY INVENTORIES, CHECK INS OR CHECK OUTS.

Please note that once you have applied for a property and paid your application fees, that the application fees are part or none refundable.

LANDLORDS WANTED IN THIS AREA - CALL 0151 282 1539

Mistoria are members of the following bodies.

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

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

SAFE (Safe Agent) - Registration number S3331

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

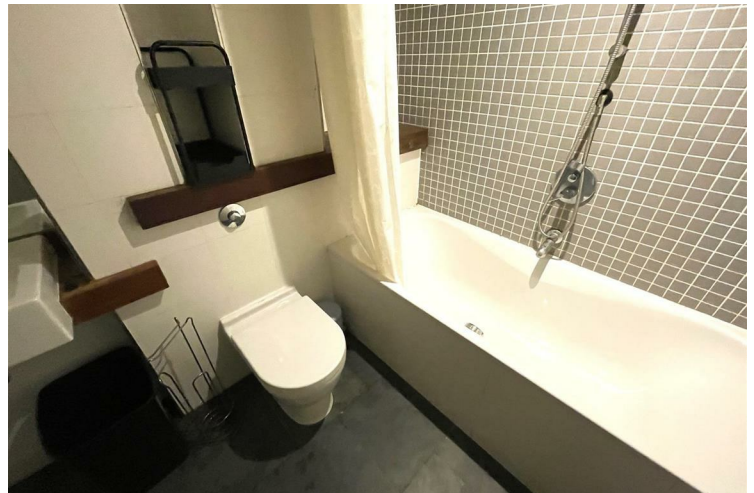
Disclaimer

Disclaimer: The information and images provided in this

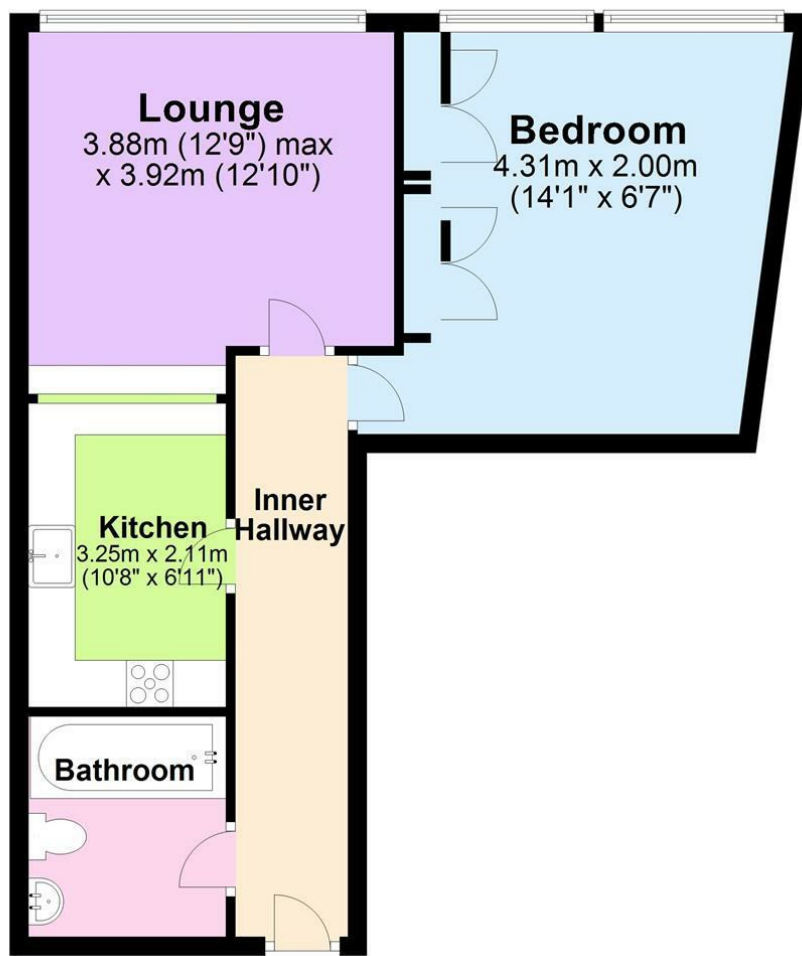


• LARGE BEDROOM WITH FITTED WARDROBE. • PRICED TO SELL, GREAT LOCATION. • NEAR AMENITIES, TRANSPORT LINKS AND THE CITY CENTRE. • LEASEHOLD 979YRS. • CALL MISTORIA ESTATE AGENTS TOPDAY TO ARRANGE YOUR VIEWING. • BUY WITH TENANT IN SITU OR BUY TO LIVE IN Gross Rental Yield 8.08%

property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements. The photographs used in this advertisement may have been digitally enhanced and may not accurately represent the current condition of the property. Any measurements or distances provided are approximate and should not be relied upon for any purpose. Furthermore, the description and details provided are based on the landlord's understanding and may be subject to change without notice. Prospective tenants are advised to verify any specific details that are important to them before entering into any agreement. We do not accept any liability for any loss or damage, whether direct or indirect, arising from reliance upon the information provided in this advertisement. We strongly advise all parties to seek professional advice and conduct their own due diligence before making any decisions or commitments related to this property. By viewing this advertisement, you agree to the above disclaimer and acknowledge that any reliance on the information provided is at your own risk. Please note that this disclaimer is subject to change and may be updated without prior notice



17th 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	
		87
	76	

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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