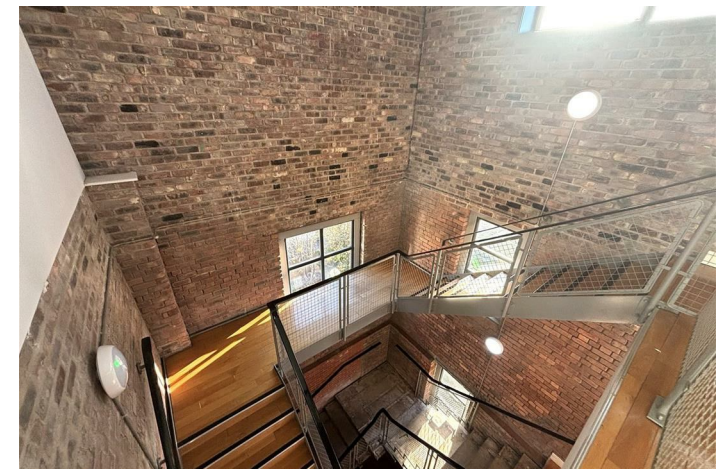




27 CORNWALLIS COURT

LIVERPOOL, L1 5EL

£125,000
LEASEHOLD

Mistoria Estate agents are pleased to offer for sale this modern one bed apartment nestled in the vibrant heart of Liverpool, this superbly located one-bedroom apartment on Cornwallis Street offers an exceptional opportunity for first-time buyers and investors alike. Spanning an impressive 797 square feet, this modern residence boasts a thoughtfully designed open-plan lounge, dining area, and kitchen, creating a spacious and inviting atmosphere perfect for both relaxation and entertaining.

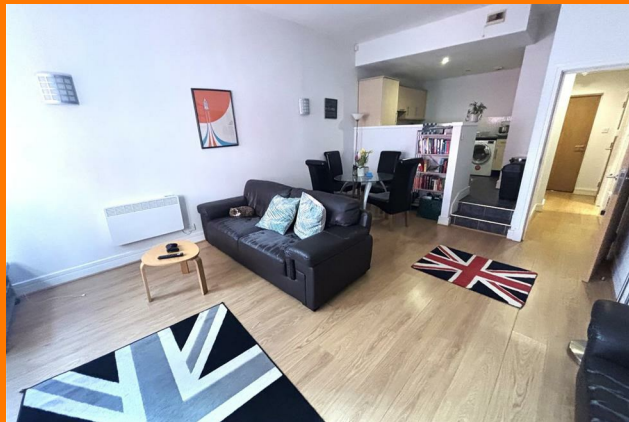
The apartment features a contemporary bathroom, complete with stylish fixtures that enhance the overall appeal of the home. With the added convenience of a lift and intercom entry, residents can enjoy both comfort and security. The property also includes secure parking, a valuable asset in the bustling city centre.

Currently utilised as an investment property, this apartment is offered with no chain and vacant possession, allowing for a seamless transition for the new owner. Its prime location ensures easy



27 CORNWALLIS COURT

• SUPERBLY LOCATED ONE BED APARTMENT IN THE HEART OF IT ALL!!! • INTERCOM ENTRY, LIFT, SECURE PARKING. • OPEN PLAN LOUNGE-DINER-KITCHEN . • LARGE BEDROOM, BATHROOM WITH FEATURE GLASS. • DG & ALL ELECTRIC. INTEGRATED APPLIANCES. • CURRENTLY USED AS AN INVESTMENT PROPERTY. • NEAR AMENITIES, TRANSPORT LINKS & CITY CENTRE LIVING. • IDEAL PROPERTY FOR B2LET/ OR FTB BUYER AS OF CONDITION, LOCATION & PRICE. • LEASEHOLD, NO CHAIN!!! VACANT POSSESSION!!! • CALL MISTORIA ESTATE AGENTS TODAY TO GET YOUR VIEWING!!!!



Full Description

Mistoria are pleased to offer for rent this 1 bed fully furnished larger than average 2nd floor apartment, ONE DOUBLE bedroom, intercom, alarmed, wooden floors and neutrally decorated throughout to a high standard. NO PARKING. Apartment size 51.2 sq. m 551.1 sq ft. Close to Universities and Liverpool One

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 £150.00 (1 x week rent)

" Deposit: 5 weeks rent £750.00 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

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.

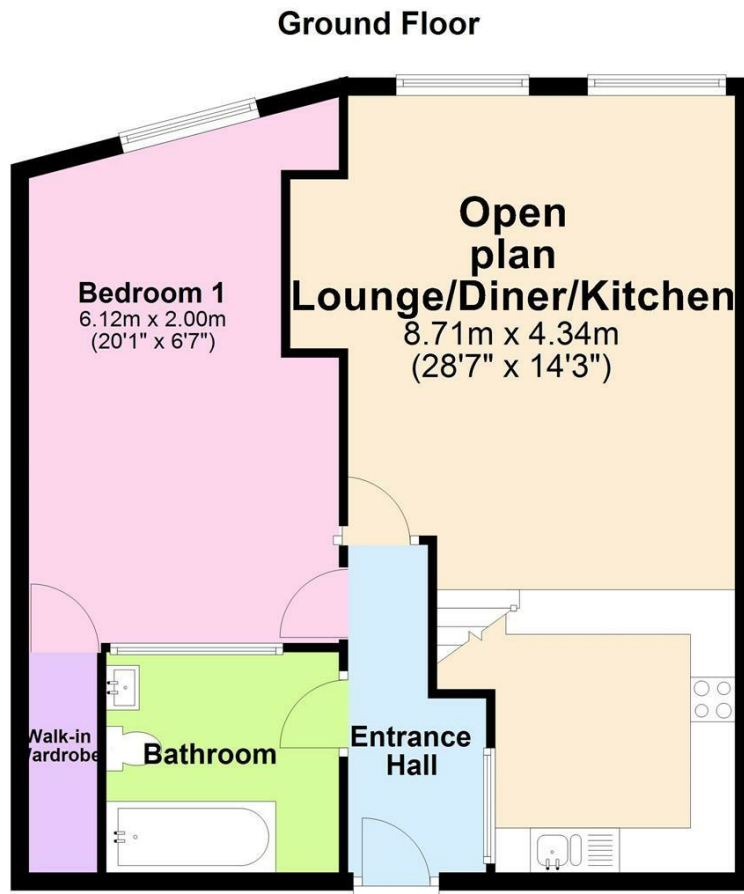
Disclaimer

Disclaimer: The information and images provided in this 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.

27 CORNWALLIS COURT





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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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