



**MISTORIA**  
ESTATE AGENTS



## Dinas Court Harrington Road Liverpool

**£87,500**

**Leasehold**

Mistoria Estate Agents are pleased to bring to the market this well presented and well located two bed, two bathroom ground floor flat, nestled on Harrington Road in the charming area of Huyton, Liverpool, this modern two-bedroom ground floor apartment presents an excellent opportunity for first-time buyers and investors alike. Spanning a comfortable 570 square feet, the property boasts a well-designed layout that maximises space and functionality.

Upon entering, you are greeted by a welcoming reception room that flows seamlessly into an open-plan lounge and kitchen area. This inviting space is perfect for both relaxation and entertaining, enhanced by French doors that lead directly to a private garden at the rear, allowing for an abundance of natural light and a delightful outdoor experience.

The property features two well-proportioned bedrooms, including a master ensuite, providing a private sanctuary for rest and relaxation. A family bathroom is also conveniently located, ensuring ample facilities for all residents. Additionally, a utility area adds to the practicality of the home.





- WELL LOCATED, WELL PRESENTED TWO BED/2BATH GROUND FLOOR FLAT.
- MASTER ENSUITE, FAMILY BATHROOM, UTILITY.
- UPVC DG & GCH. SECURE ALLOCATED PARKING INTERCOM.
- TWO DOUBLE BEDROOMS, GOOD SIZE APARTMENT.
- OPEN PLAN LOUNGE, KITCHEN, FRENCH DOOR ON TO REAR GARDEN.

### Full Description

Mistoria are pleased to offer this First FLOOR SPACIOUS 2 BEDROOM APARTMENT. The property is unfurnished and benefits from double glazing, gas central heating OPEN PLAN LOUNGE and KITCHEN AREA with Gas hob and Electric oven, French doors overlooking Communal garden, ALLOCATED PARKING - GATED ENTRANCE, en suite, WOODEN FLOORING to lounge Carpets throughout, neutrally painted throughout, Intercom Alarmed. MINIMUM TENANCY 12 MONTHS

A unfurnished two bedroom first floor Apartment offering good local transport links and shopping amenities. The accommodation briefly comprises; Entrance hall, Open plan lounge and modern style kitchen, Two bedrooms, Family Bathroom. In addition, the property benefits from having Double glazing and gas central heating installed. The apartment has secure entry system and allocated 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. If 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 month's 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 £116.53 (1 x week rent)

" Deposit: 5 weeks rent £ 582.69 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.

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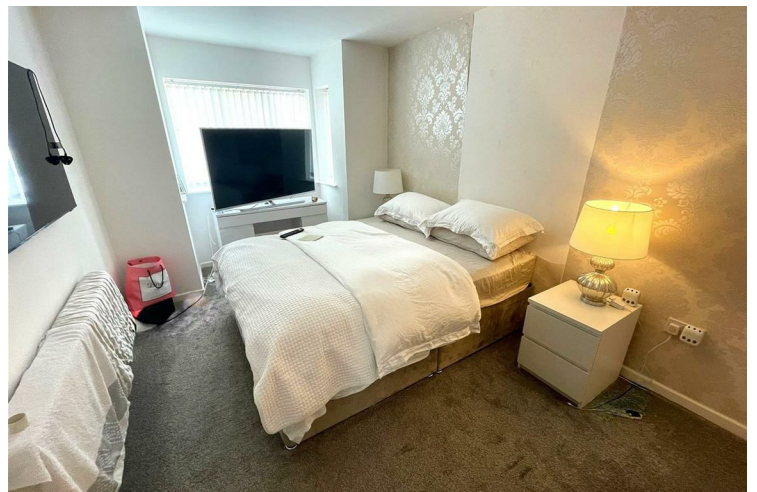
TPO (The Property Ombudsman) - Membership number D6138-0

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



• NEAR AMENITIES, SCHOOLS & TRANSPORT LINKS. • IDEAL FOR FTB OR INV AS OF PRICE, CONDITION & LOCATION. • NO CHAIN & VACANT POSSESSION ON COMPLETION. • LEASEHOLD, DO NOT MISS IT VALUE FOR MONEY. • CALL MISTORIA ESTATE AGENTS TODAY TO GET YOUR VIEWING!!!!

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.

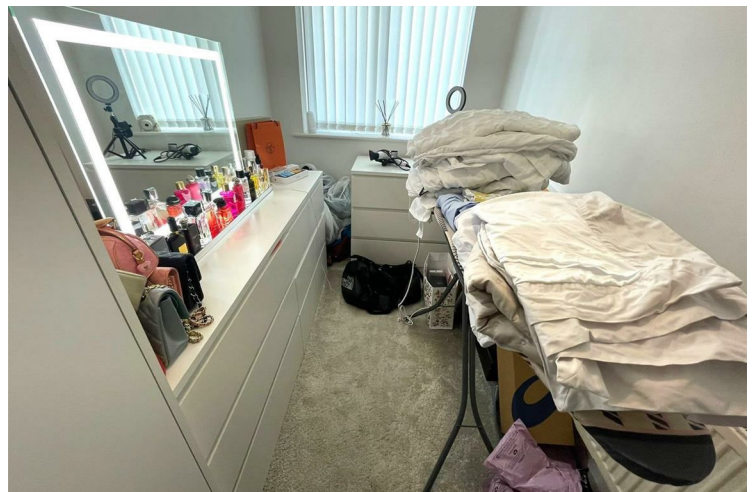
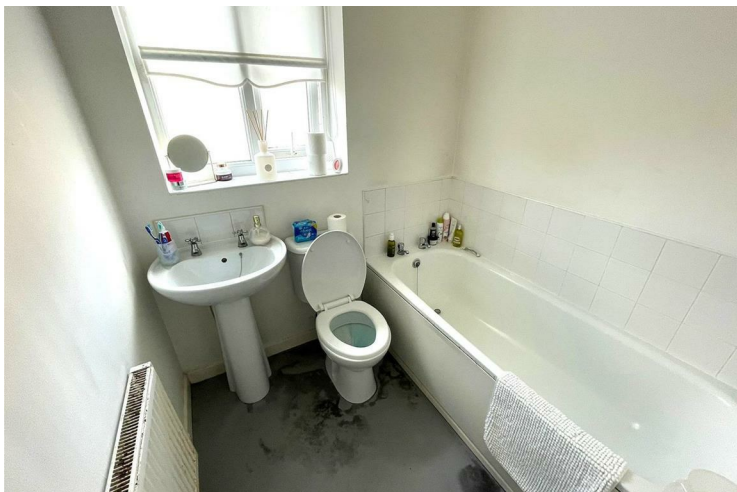
#### disclaimer

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

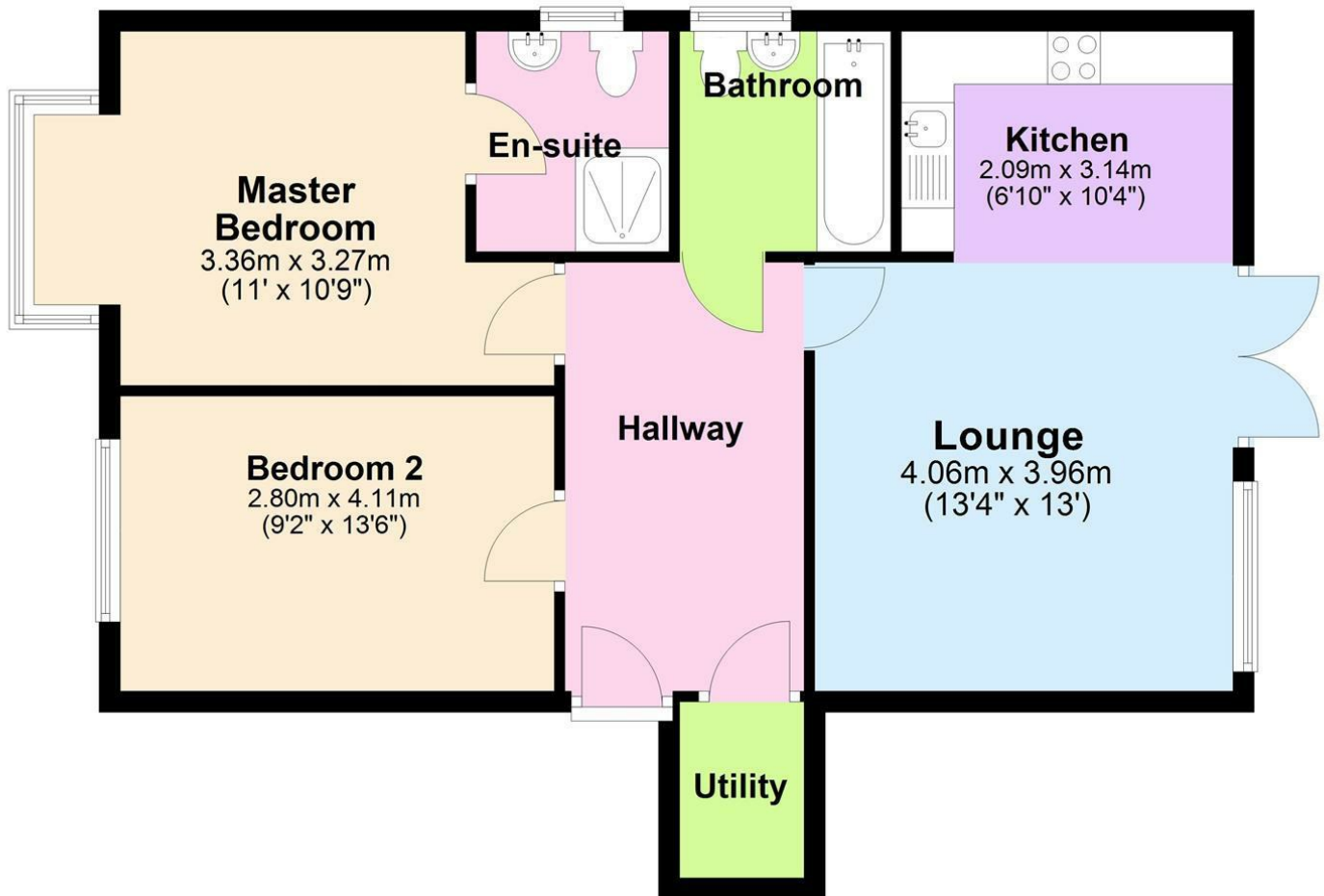
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## Ground Floor



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		
<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

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