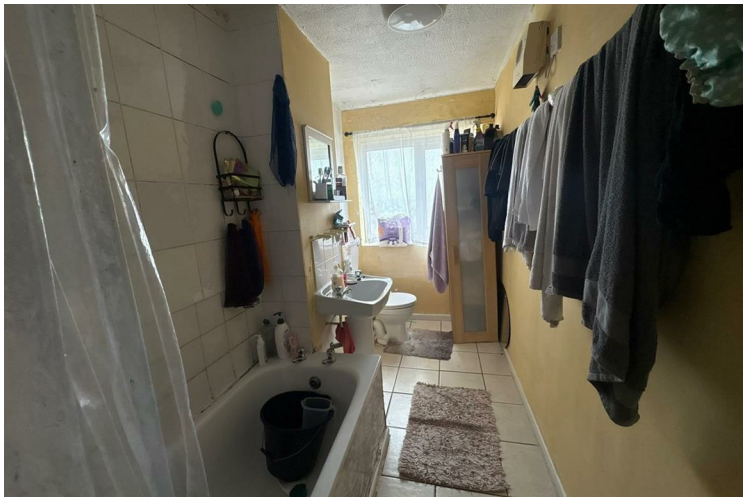
(Maisonettes) £700 PCM

Liverpool

Welcome to this modern maisonette located in the vibrant area of Croxteth, Liverpool. This delightful property offers a comfortable living space, perfect for individuals or small families seeking a contemporary home. Spanning an area of 646 square feet, the maisonette features two generously sized double bedrooms, providing ample space for relaxation and rest.

The property boasts a well-appointed reception room, ideal for entertaining guests or enjoying quiet evenings at home. The layout is designed to maximise space and light, creating a warm and inviting atmosphere throughout. The bathroom is conveniently located, ensuring ease of access for all residents.

As an unfurnished property, this maisonette presents a blank canvas for you to personalise and make your own. Whether you prefer a minimalist aesthetic or a more eclectic style, the choice is yours to create a home that reflects your unique taste.



• INTERCOM • WFLOORS • SECURE ENTRY SY • D/G

Full Description

Mistoria are pleased to offer for rent this 1st floor 2 double bedroom unfurnished maisonette flat.

The property is nicely decorated with feature fireplace to living area, wooden floors to living area, carpets to hall, stairs and bedrooms, ceramic tiled flooring to kitchen and bathroom.

Property benefits from UPVC double glazing, and storage heating. This property is well situated close to schools, shops and transport links and is close to Fazakerley hospital.

Energy Efficient Rating
Current - 43
Potential - 69
Environmental Rating
Current - 69
Potential - 61

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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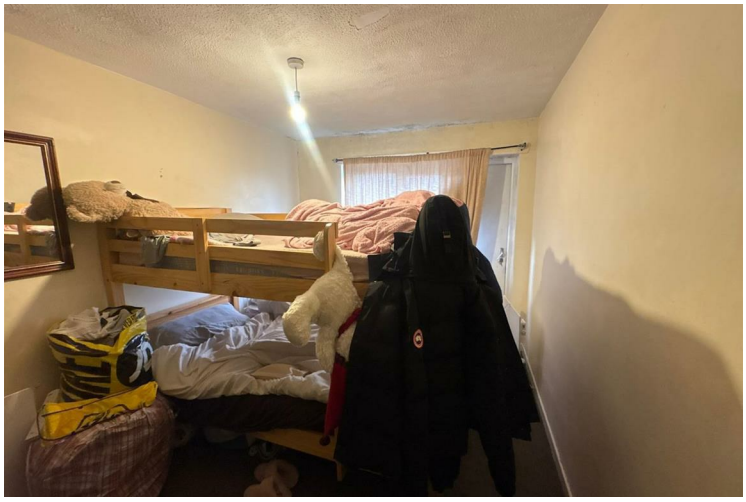
" Holding Deposit of £993.461 x week rent)
" Deposit: 5 weeks rent £467.31
During the tenancy:
" Payment for the late payment of rent; Interest of 3% above Bank of England`s base rent.
" Payment for a breach of the tenancy agreement up to the prescribed limit; plus any landlord referencing fee the landlord may incur.
" 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.

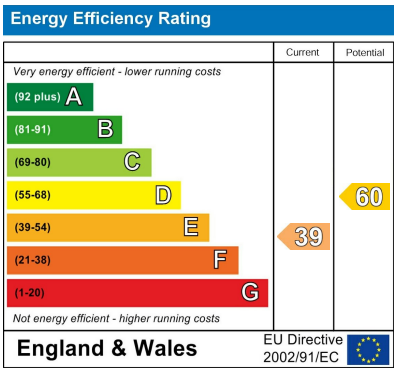


Tenant Protection
Mistoria RESIDENTIAL LETTINGS is a member of Safe Agent scheme, which is a client money protection scheme, and a member of The Ombudsman which is a redress scheme. You can find out more details on the agent`s website or by contacting the agent directly.

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 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.



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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MISTORIA
ESTATE AGENTS