NICHOLSON

LETTINGS



TO LET · AVAILABLE 26 FEBRUARY 2027

F10 Nicholson Place

25 Claughton Street, St Helens WA10 1GP

A fully furnished one bedroom top-floor apartment

£799 PCM

INTERNET INCLUDED · FULLY FURNISHED · TOWN CENTRE

THE APARTMENT

Town-centre living, ready to move into

F10 is a fully furnished one bedroom apartment on the top floor of Nicholson Place, part of an award-winning development on Claughton Street in St Helens town centre. Every room sits on a single level.

Approximately 581 sq ft (54 m²), it has an open-plan living room and kitchen, a double bedroom and a marble-effect bathroom. The finish is sharp throughout: recessed linear LED lighting, LED plinth lighting to the kitchen, wood-effect flooring, grey panelled doors and blackout blinds.

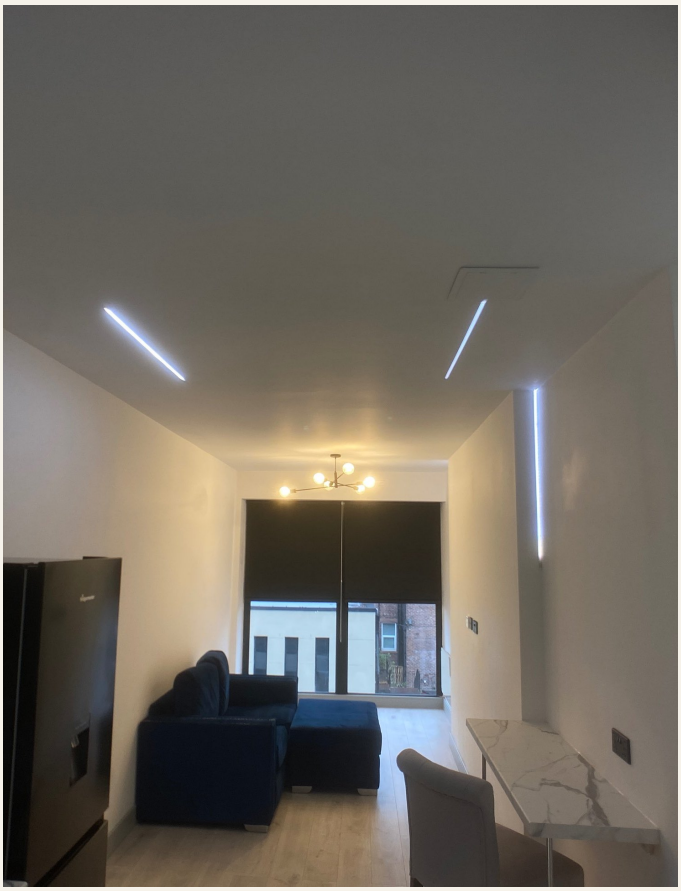
The apartment is let fully furnished with internet included in the rent, so you can move in and get connected from day one.

AT A GLANCE

RENT	£799 pcm
AVAILABLE	26 February 2027
BEDROOM	One double
BATHROOM	Bath and shower
FLOOR AREA	approx. 581 sq ft
FLOOR	Top floor
FURNISHED	Fully
PARKING	Council permit
COUNCIL TAX	Band A

INCLUDED

Internet · Furniture · Kitchen appliances · Blinds throughout · Washing machine





LIVING & KITCHEN

Open-plan living





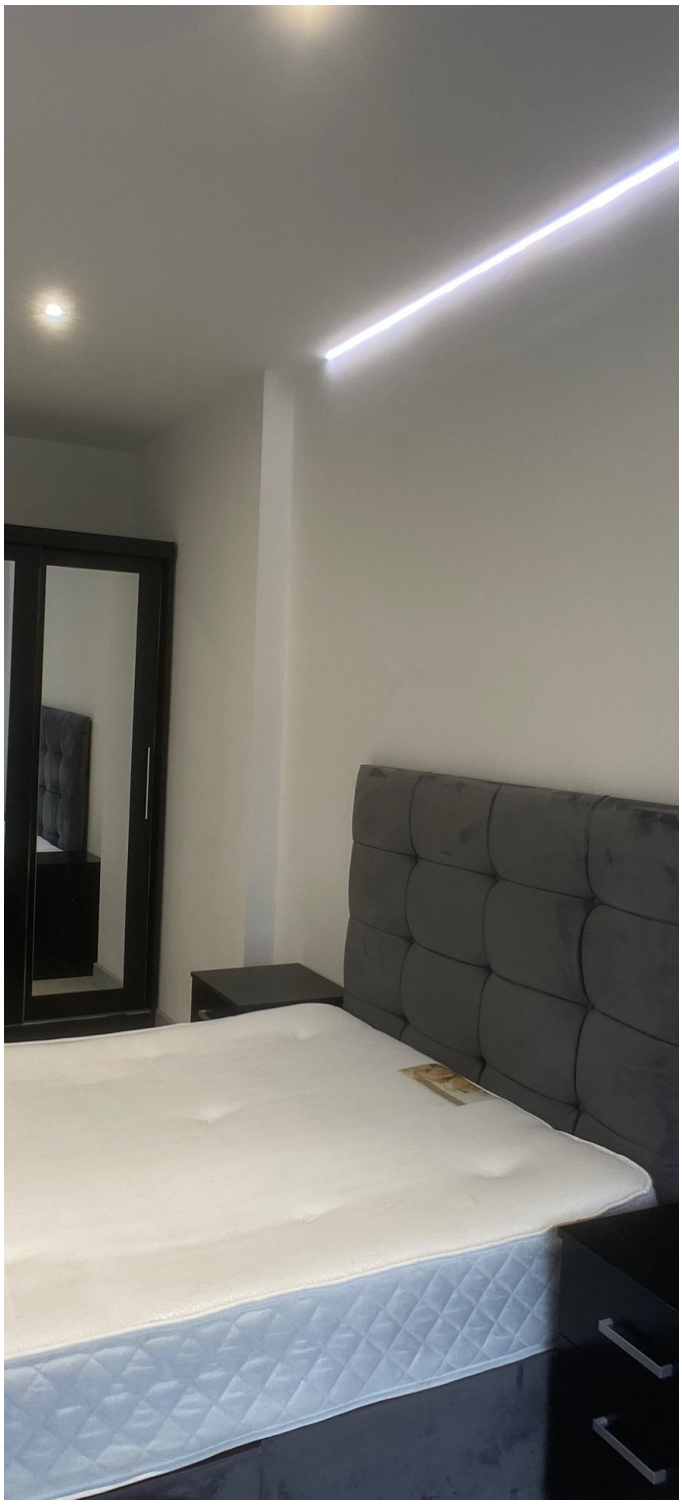


- Grey kitchen with black bar handles, concrete-effect wall units and LED plinth lighting
- Marble-effect worktops and splashback, black sink and tap, black angled extractor
- Built-in oven, hob, fridge freezer, washing machine; breakfast bar; navy velvet corner sofa

BEDROOM

A furnished double bedroom





- Upholstered double bed with mattress, bedside tables and chest of drawers
- Mirrored sliding wardrobe, wall-mounted TV, blackout blinds and LED feature lighting

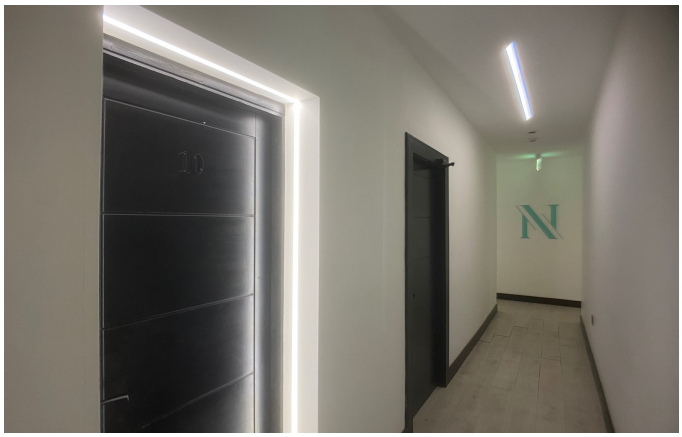
BATHROOM & HALLWAY

A marble-effect bathroom





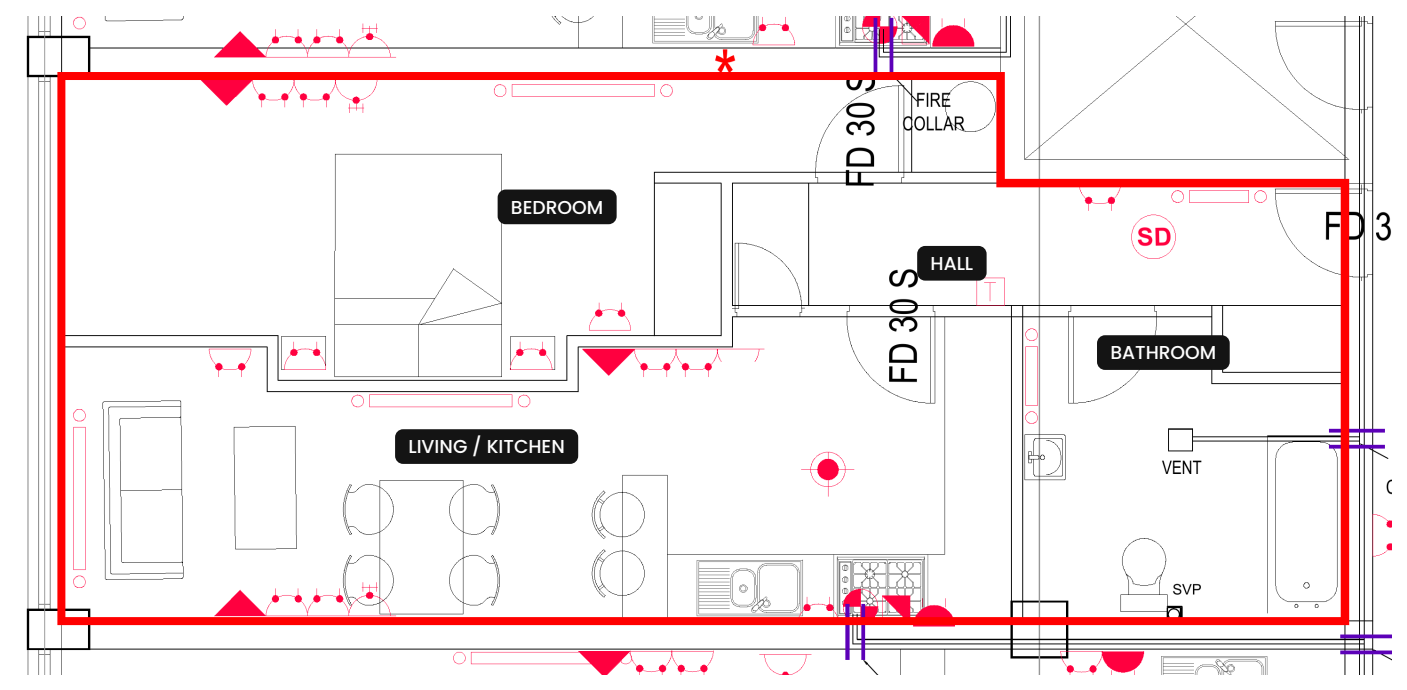




- Floor-to-ceiling marble-effect tiling with a lit shower niche
- Bath with ceiling rainfall shower and glass screen, close-coupled WC, vanity basin, LED mirror
- Hallway with door entry handset; LED-lit communal corridors

FLOOR PLAN

Top floor



Approx. 581 sq ft (54 m²). Plan for identification only, not to scale. Red line shows the apartment.

SPECIFICATION

- Fully furnished, ready to move into
- Sofa, bed and mattress, bedroom furniture
- Oven, hob, extractor, fridge freezer, washer
- Wood-effect flooring throughout
- Recessed LED feature lighting
- Double glazed throughout
- Electric heating
- 120-litre indirect unvented hot water cylinder
- Internet included in the rent
- Parking: council resident permit

Energy performance certificate: find-energy-certificate.service.gov.uk/energy-certificate/2267-3054-4208-7335-0200

HOW TO RENT

Reserve from wherever you are

01 **Watch the video tour**
We don't hold in-person viewings. Every home has a full video tour, photos, floor plan and EPC online.

02 **Check you qualify**
Income of 2.5 times the rent. Individual guarantors accepted. Self-employed applicants provide tax returns.

03 **Reserve**
Pay the holding deposit of £184 online. It comes off your first month's rent.

04 **Referencing and contract**
Referencing through OpenRent, then your tenancy agreement is signed by e-signature.

05 **Move in**
Set up your standing order, and our team meets you at the apartment on move-in day.

THE FIGURES

Rent	£799.00 pcm
Holding deposit	£184
Deposit (5 weeks, DPS)	£921.92
Or Reposit deposit alternative	£184
Council tax	Band A
Minimum term	2 months
Fees	None

GOOD TO KNOW

- Pets considered
- No smoking
- Couples and sharers welcome
- Brickk: build your credit by paying rent
- Resident app: Nicholson Living

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Restoring landmarks. Building legacies.

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