NICHOLSON

LETTINGS



TO LET · AVAILABLE 12 FEBRUARY 2027

F9 Nicholson Residences

101 Water Street, St Helens WA10 1GT

A large, fully furnished two bedroom executive lateral apartment

£1,199 PCM

INTERNET · GYMNASIUM · SECURE PARKING · CONCIERGE

THE APARTMENT

Executive living, on one level

F9 is a large executive lateral apartment on the first floor of Nicholson Residences, overlooking Water Street in the heart of St Helens town centre. Every room sits on a single level, served by a passenger lift.

Approximately 646 sq ft (60 m²), it has an open-plan living room and kitchen, two double bedrooms and a statement bathroom. The finish is striking throughout: herringbone-pattern flooring, recessed LED feature lighting to the ceilings and walls, panelled hallway walls and triple glazing.

The apartment is let fully furnished, so you can move straight in. Internet, the residents' gymnasium and secure parking are all included in the rent, and our own office in the building acts as concierge, 9am to 3pm on weekdays.

AT A GLANCE

RENT	£1,199 pcm
AVAILABLE	12 February 2027
BEDROOMS	Two doubles
BATHROOM	Bath and shower
FLOOR AREA	approx. 646 sq ft
FLOOR	First, lift served
FURNISHED	Fully
PARKING	Secure
COUNCIL TAX	Band A

INCLUDED IN THE RENT

Internet · Residents' gymnasium · Secure parking · Concierge · Passenger lift





LIVING & KITCHEN

Open-plan living







- Navy shaker kitchen with brushed gold handles and LED plinth lighting
- Marble-effect worktops and full-height splashback; statement black chimney extractor
- Built-in oven, hob, fridge freezer and washing machine; breakfast bar with two stools

BEDROOMS

Two double bedrooms









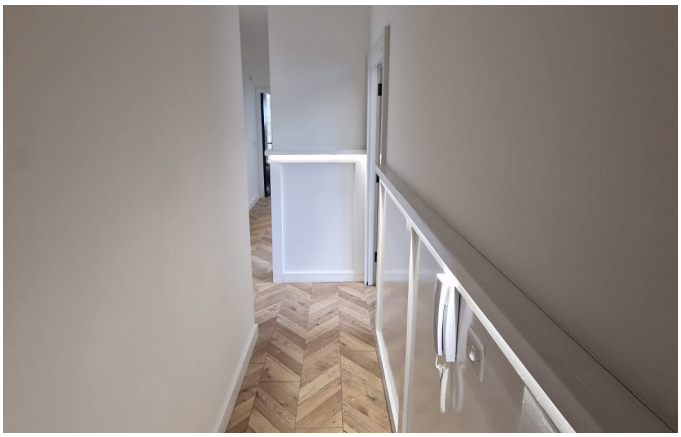
- Upholstered double beds with gold detailing, bedside tables, chests of drawers and wardrobes
- Vertical LED feature lighting, blackout blinds and triple-glazed windows

BATHROOM & HALLWAY

A statement bathroom





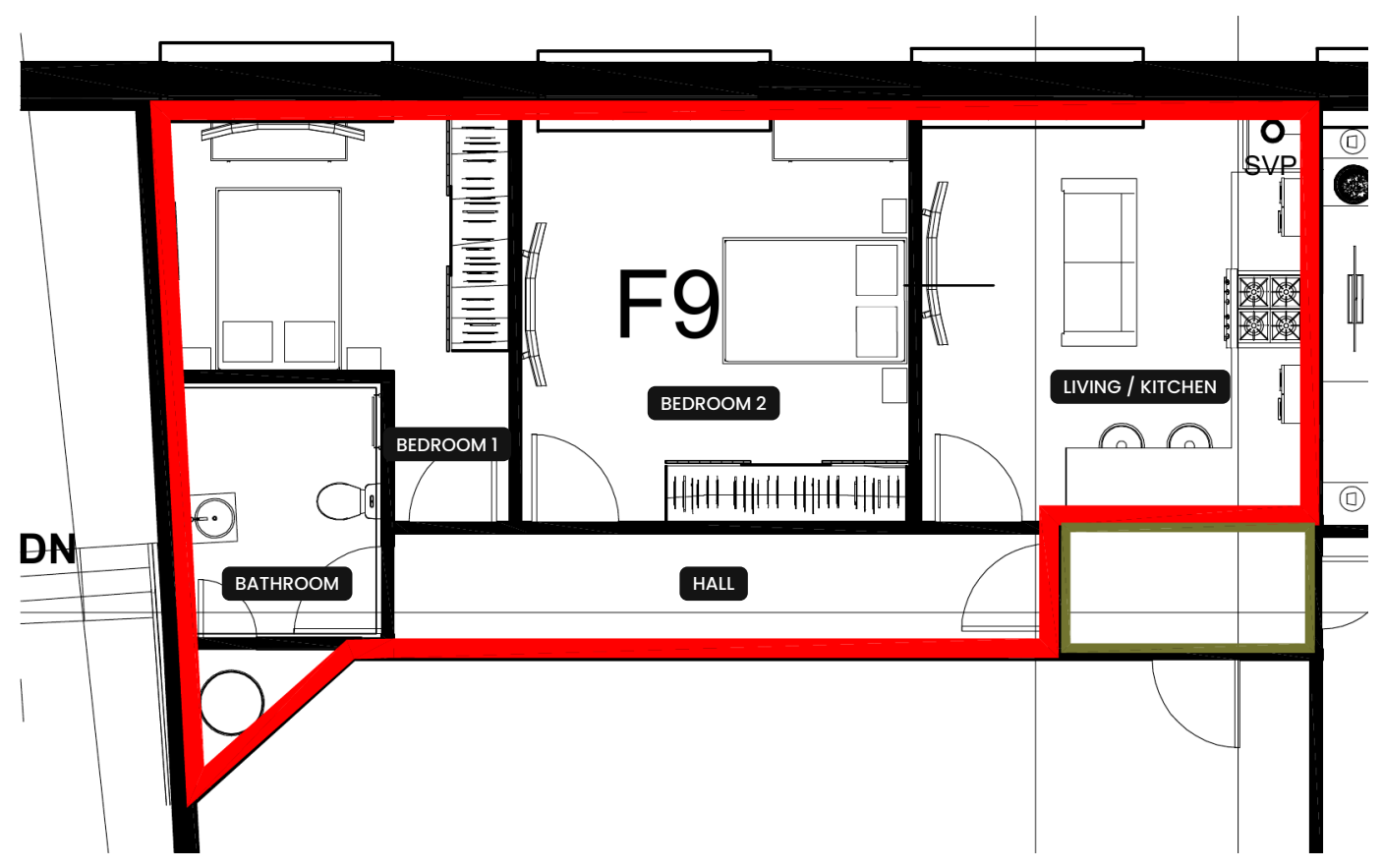




- Floor-to-ceiling marble-effect walls, black gloss floor tiles and LED feature lighting
- Bath with ceiling rainfall shower and hand shower, wall-hung WC, illuminated mirror
- Panelled hallway with LED lighting and door entry handset

FLOOR PLAN

First floor



Approx. 646 sq ft (60 m²). Plan for identification only, not to scale. Red line shows the apartment; Water Street is to the top of the plan.

SPECIFICATION

- Fully furnished, ready to move into
- Sofa, beds and mattresses, bedroom furniture
- Oven, hob, extractor, fridge freezer, washer
- Herringbone-pattern flooring throughout
- LED feature lighting to every room
- Triple glazed throughout
- Electric heating
- Passenger lift
- 120-litre unvented hot water cylinder
- Concierge: our office in the building, 9am–3pm
- Internet, gymnasium and secure parking included

Energy performance certificate: find-energy-certificate.service.gov.uk/energy-certificate/0350-2510-3040-2024-6761

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 £276 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	£1,199.00 pcm
Holding deposit	£276.00
Deposit (5 weeks, DPS)	£1,383.46
Or Reposit deposit alternative	£276.69
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.

Member of the Property Redress Scheme and Client Money Protect.
Registered with the ICO. Details are believed correct but do not form part of any contract.