



Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.



## Sandon Street, Liverpool, Merseyside L8 7NS

£950 PCM

 1 Bedroom
  1 Reception
  1 Bathroom
  1 Bedroom

\*\*\* Stunning & Quirky One Bedroom Apartment - Available Immediately\*\*\*

Hewitt Adams is delighted to offer TO LET this superb GROUND FLOOR ONE BEDROOM apartment located on Sandon Street, a quiet residential Cul-de-sac in the Georgian Quarter, where you are surrounded by buildings that speak of Liverpool's rich and varied history, with multi faceted facilities in abundance in the surrounding area, and Liverpool City Centre itself in easy walking distance.

The property has electric heating and secondary glazed windows and in brief consists of: Communal Entrance, Hallway, Lounge, Kitchen, Bathroom and Bedroom.

There is on street Parking, and a residents permit is required.

Not Suitable For Pets, No Smokers, Unfurnished

## Communal Entrance

Communal door leading to the Apartment Entrance.

## Hallway

Window to the side elevation, laminate flooring, electric heater.

## Lounge

12'09x11'08 (3.89mx3.56m)

Window to the side elevation, laminate flooring, electric heater plus storage heater.

## Kitchen

11'07x7'04 (3.53mx2.24m)

Wall and base units with solid oak worktops, inset sink and drainer with mixer tap. Integrated dishwasher, electric oven, hob and extractor fan. There is a free standing tall fridge/freezer that the tenant/s can use but it won't be maintained or replaced by the landlord if it breaks. Window to the side elevation, laminate flooring, inset spot lights.

## Bedroom

13'11x8'07 (4.24mx2.62m)

Window to the side elevation, electric heater.

## Bathroom

Panel bath with glass shower screen, mixer tap, wall mounted shower, WC, wash basin vanity unit with mixer tap, heated chrome towel rail, tiled walls and floor, extractor fan, inset spot lights, tunnel light.

## Parking

On street Parking, a permit is required from Liverpool Council.

## Application Process

If you are interested in this property please call or email the office to clarify your situation in more detail, ie who the property is for, their employment status, any pets, are they smokers, do they have CCJ's or adverse credit history, and the reason for the move. As a general rule you need to have a combined annual income of £21,000 and if you have adverse credit history or have a lower income then a guarantor may be required. After being qualified we will then book you in to view the property. If the landlord is happy to take your application this will always be subject to satisfactory referencing, would require a week's holding deposit (which will be use as part payment of the security deposit) which is £161.00 to secure the property and begin the referencing process. Once the referencing is complete the landlord will be forwarded the reference report to confirm the tenancy. Once the tenancy is confirmed we require the balance of the deposit which is £539.00 This is then lodged with the Deposit Protection Service for the duration of the tenancy. You would need to ensure we have received your first months rent in cleared funds prior to your move in day.

