



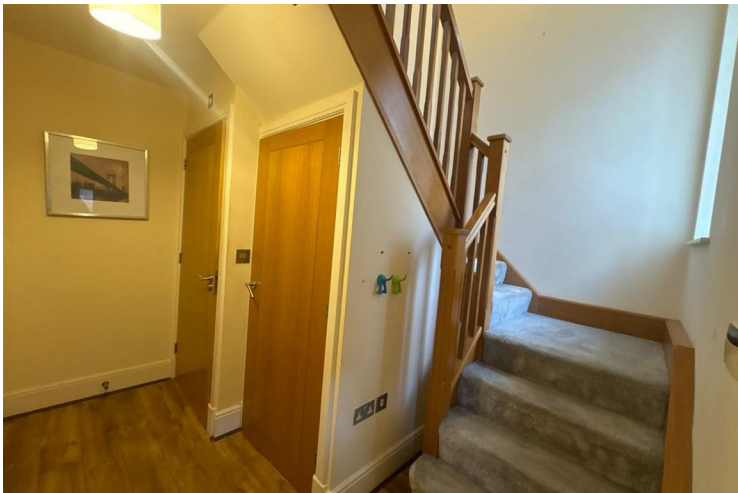
MISTORIA
ESTATE AGENTS



6 Ryder Court Prescot

£1,050 PCM

Mistoria are pleased to offer this beautifully presented unfurnished 2 bedroom mews property. This property benefits from en suite to the master bedroom, gas central heating, double glazing and security alarm. There is an allocated parking space and gardens to the front and rear.



• TWO BEDROOMS • UNFURNISHED • EN SUITE • PARKING • F KIT • D/G • GCH • LOVELY LOCATION

Full Description

Mistoria are pleased to offer this beautifully presented unfurnished 2 bedroom mews property. This property benefits from en suite to the master bedroom, gas central heating, double glazing and security alarm. There is an allocated parking space and gardens to the front and rear. The property is in a highly sought-after location in a secure gated up market complex. Viewing essential close to all local amenities.

These mews properties have been sympathetically converted from the Old Rainhill Home Farm and approached via a long tree lined drive.

Before the tenancy starts:

" Holding Deposit: 1 week's rent of £219.23 Deductible from the deposit of 5 weeks on tenancy commencement date.

" Deposit: 5 weeks rent £1096.15

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.

" 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).

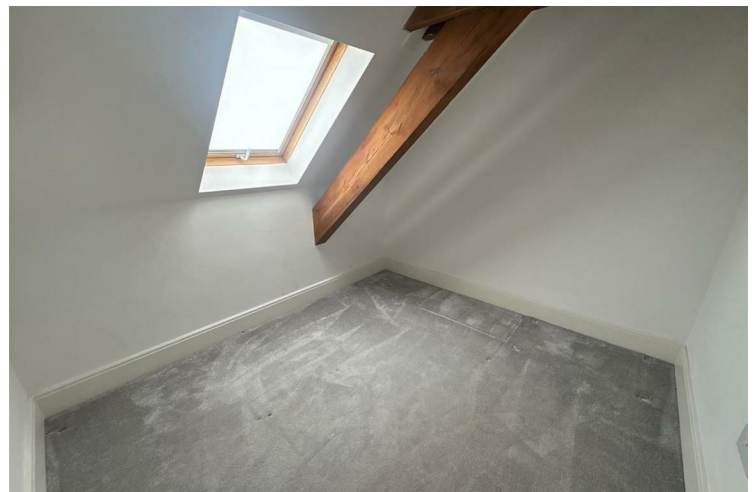
" Payments to other third parties: such as Council Tax, utilities

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.

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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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