BRIDPORT STREET, LIVERPOOL, L3 5QF

£825 PCM

1 1 1

* AVAILABLE NOW *

One Bed Furnished Apartment - City Centre Location - Bathroom with Shower Unit - Good Sized Living Space - Modern Kitchen with Integrated Oven & Hob

ABC Property Shop
36 Station Road
Ellesmere Port
CH65 4BQ

0151 305 0940
sales@abcpropertyshop.co.uk

- Furnished Apartment
- 2nd Floor - Lift Access
- Modern Fitted Kitchen & Bathroom
- City Centre Location
- Close to Train Station & Transport Links
- Viewing Recommended!

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Nestled conveniently within a short stroll from Lime Street Station, this charming one-bedroom furnished apartment is currently open for long-term rental.

Featuring lift access for added convenience, this residence showcases an inviting open-plan living room seamlessly merging into a modern kitchen. The generously proportioned double bedroom offers ample space, while the bathroom comes complete with a refreshing shower.

Thoughtfully furnished with a cosy sofa, a sleek TV stand, a stylish dining table accompanied by chairs, a spacious wardrobe, a reliable fridge freezer, and a convenient washing machine, this apartment promises both comfort and practicality.

Kindly note, utility bills are not encompassed within the rent, and parking facilities are unavailable.

Some images may be digitally edited, virtually staged, or AI-enhanced for marketing purposes. They are intended as a guide only and may not accurately represent the property's current condition. Prospective applicants should verify all details through their own inspection.

Property Viewings

Our adverts include photos, descriptions and, where available, video tours and floor plans. After reviewing the advert, please call us to request a viewing. We'll ask qualifying questions and arrange an appointment, which may be conducted alongside others due to demand.

Following the viewing, the agent will provide application details.

Application Process

All applicants aged 18 or over must complete a registration of interest form for review. Following this, applicants will be required to complete an online application form via our referencing partner.

All required documents must be submitted at application stage for review; incomplete applications will not be accepted.

Guarantors

A guarantor may be required, subject to referencing or our client's requirements.

Guarantors are jointly liable for obligations arising under the tenancy agreement, including rent arrears, damage, tenant conduct, and reasonable post-tenancy costs and debt recovery, subject to the terms of the guarantor deed.

Guarantors must complete an application form and have sufficient income to cover potential liabilities. As a guide, this should be equivalent to three times the annual rent. Liability may continue beyond any fixed term where the tenancy continues, subject to the terms of the guarantor deed.

Holding Fee

Once your application is complete and reviewed, a holding fee (maximum one week's rent) will be requested. The property will not be held or processed until this is paid.

In accordance with the Tenant Fees Act 2019, the holding fee will be held for up to 15 days from the date of payment, unless a different deadline for entering into the tenancy is agreed in writing.

The holding fee is non-refundable if you withdraw, provide false or incomplete information, fail Right to Rent checks, or fail to take reasonable steps to enter into the tenancy.

Move-In

Once approved, you'll receive an acceptance letter by email outlining next steps and how to confirm your move-in date.

Tenancy agreements, guarantor deeds, and related documents must be signed online before move-in. Rent and deposit must be paid by bank transfer on or before move-in day, as stated in the acceptance letter.

Deposit

The deposit is equal to five weeks' rent and is payable on or before move-in day.

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Pets

Pets are not permitted in accordance with the head lease.

Your Details (GDPR)

For enquiries and viewings, your personal data will be retained for no longer than six months. Your details will not be shared with third parties unless necessary such as referencing.

Right to Rent (UK Home Office)

All tenants must pass Right to Rent checks, regardless of nationality. Supporting documents will be requested upon application. A government code of practice is available online for further guidance.

Disclaimer

Property details are provided in good faith as a general guide and do not form part of any offer or contract. Measurements are approximate; please verify dimensions before purchasing furniture or flooring.

Prospective tenants should make their own enquiries regarding furnishings, parking, and condition. Identification will be required during referencing and, where applicable, to comply with Money Laundering Regulations. Neither ABC nor its staff are authorised to make representations or warranties beyond these particulars.

Council Tax Band: B (Liverpool City Council)
Deposit: £951
Holding Deposit: £190
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains

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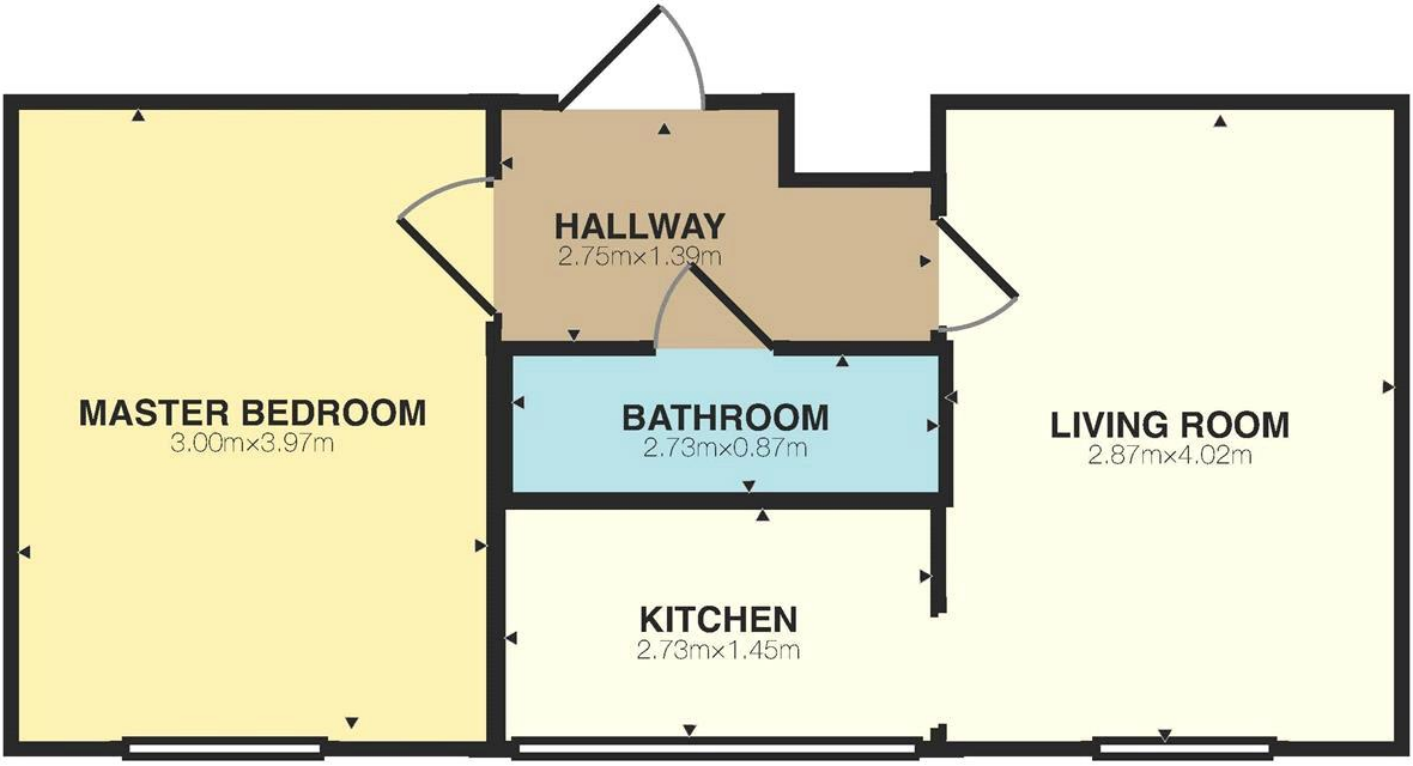

ENTRANCE FLOOR
APPROX FLOOR AREA 33.2m²

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

Floor plan created by RoomScan LiDAR ©2022

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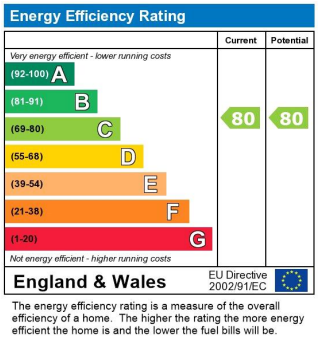

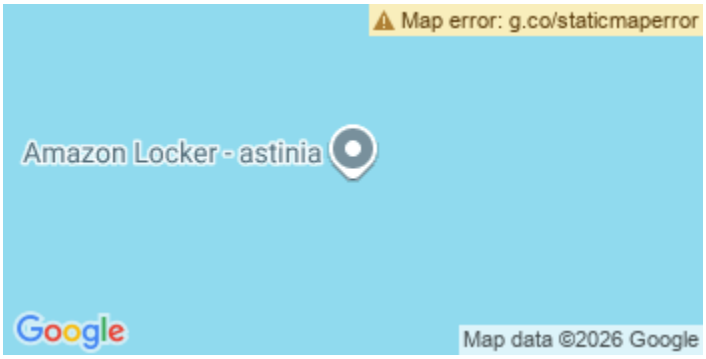

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