

**An Outstanding 2 Bedroom Duplex Apartment,
29 Tower Building, Water Street, Liverpool, L3 1BH**



Ref: 65715

Key features: -

- ♣ TWO-BEDROOM DUPLEX APARTMENT
- ♣ PRIVATE CAR PARKING SPACE IN THE BUILDING
- ♣ THIRD FLOOR
- ♣ FURNISHED
- ♣ SPACIOUS LIVING & DINING ROOM
- ♣ BATHROOM & SEPARATE EN-SUITE
- ♣ FULLY FITTED KITCHEN
- ♣ LIFTS TO THE APARTMENT & DOOR INTERCOM
- ♣ 24 HOUR CONCIERGE
- ♣ STUNNING GRADE II LISTED BUILDING
- ♣ LOCATED ON THE STRAND / WATER STREET



Property description.

An exceptional, two-bedroom duplex apartment in the stunning, recently converted Tower Building, Liverpool. The property, totalling 1140 sq ft, comprises: Entrance Hall, Spacious Open Plan Living & Dining Room through to Fitted Kitchen, Master Bedroom with en suite Bathroom with Shower, Second Double Bedroom, and Further Shower Room. Additional benefits include lift access, intercom & 24 hour concierge and most importantly a private Car Parking Space within the Building.

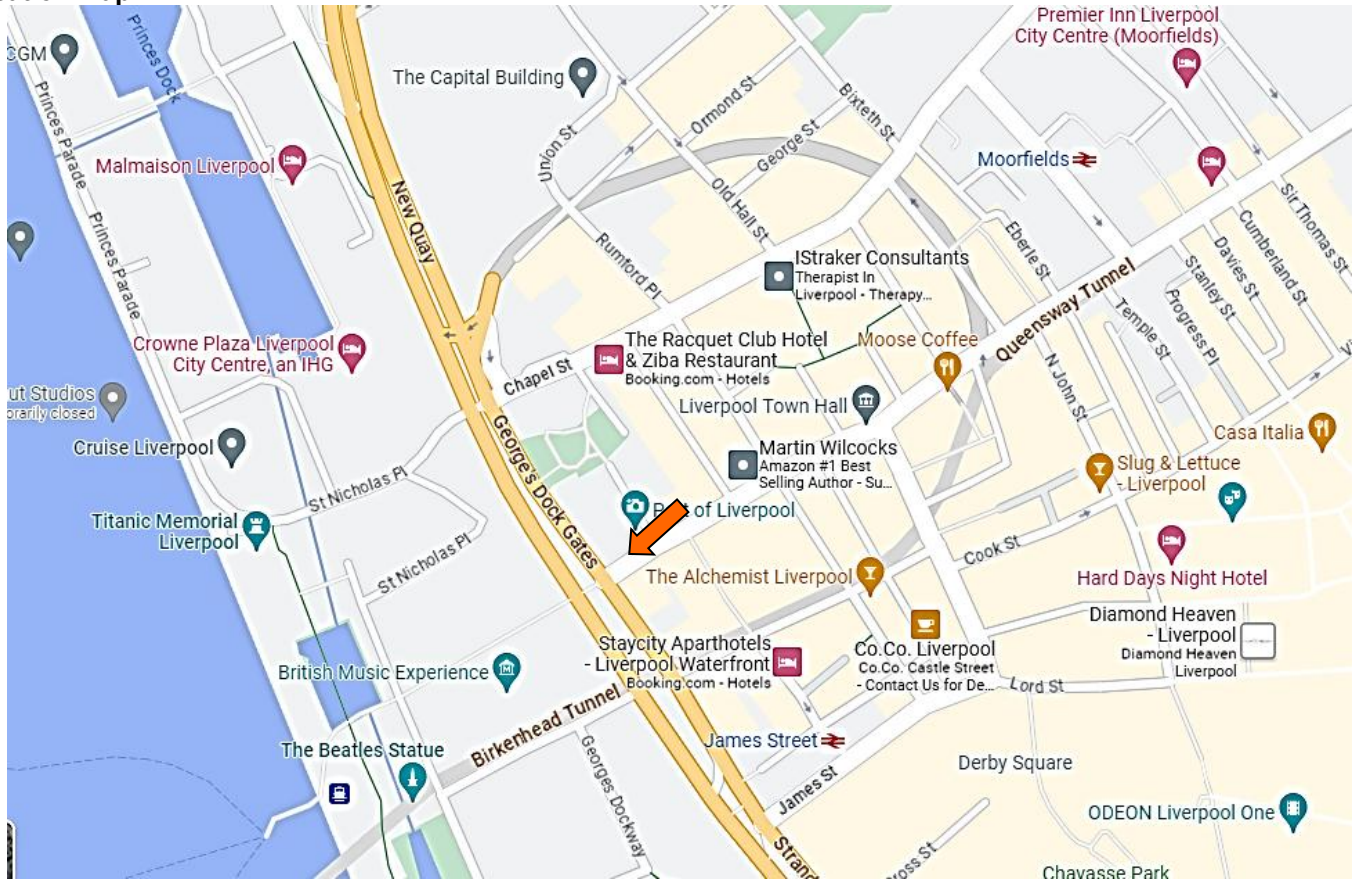
Council Tax Band D

There is a Walkthrough Video Available at <https://youtu.be/eB0OQmZJPEg>

Location Situated on Water Street / The Strand, opposite the Three Graces & the River Mersey and only a short walk to the Albert Dock and Liverpool One Shopping Centre. In addition to the Private Car Parking Space within the Building, the Property benefits from being within easy walking distance to trains at James Street & Moorfields, frequent bus services and there is provision for bicycle storage. Liverpool City Centre is a thriving environment with world-renowned features including Libraries, Museums, Art Galleries, Restaurants, Bars and Sports Facilities including two Premier League Football Teams.



Location Map



Terms

Term: Minimum 12 months term.

Rent: £1,350.00 per month, payable monthly in advance by Standing Order.

Rent Deposit: £1,350. A security deposit of at least one month's rent is required.

Services: Tenant is responsible for the cost of the normal services i.e. electricity, water etc. together with normal outgoings rates etc. It is the tenant's responsibility to insure any personal possessions.



Money Laundering Regulations 2003: Prospective Purchasers will be asked to produce identification documentation prior to proceeding with Sales & Lettings. We respectfully ask for your co-operation in order that there will be no delay in agreeing the sale.

**THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED
ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT**

TENANCY INFORMATION

WHAT PERMITTED PAYMENTS CAN I EXPECT TO PAY IF I RENT A PROPERTY WITH SAVILLE & WOODS LTD?

When you have agreed on the property of your choice, Saville & Woods will provide you with a tenancy application form. This helps explain not only the next stages of your application but any permitted payments that are due before you sign your tenancy agreement and any that may become payable during and after the tenancy. This will also include confirmation of the agreed rent and the deposit.

Below is a list of our current permitted payments. At any time you are interested in a property, please ask a member of staff for a full breakdown of permitted payments that may be payable before, during and after a tenancy.

HOLDING DEPOSIT (PER TENANCY) ONE WEEK'S RENT.

This is to reserve a property. Please note: this will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a right-to-rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or deed of guarantee) within 15 calendar days (or other deadline for agreement as mutually agreed in writing).

SECURITY DEPOSIT five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy and applies to assured shorthold tenancies (AST).

UNPAID RENT Interest at 3% above the Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Please note: this will not be levied until the rent is more than 14 days in arrears.

LOST KEY(S) OR OTHER SECURITY DEVICE(S).

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. Vat) for the time taken replacing lost key(s) or other security device(s).

VARIATION OF CONTRACT (TENANT'S REQUEST) £50 (inc. Vat) per agreed variation to cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

TERMINATION (TENANT'S REQUEST). Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

CLIENT MONEY PROTECTION IS PROVIDED BY THE DEPOSIT PROTECTION SERVICE.

