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22ND FLOOR STUDIO

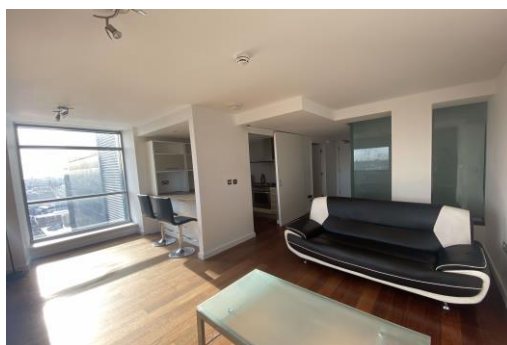
VACANT POSSESSION

VIEWS OF THE CITY & MERSEY

24 HOUR CONCIERGE

HEART OF THE BUSINESS DISTRICT

**GET A FEEL FOR THE SPACE - CHECK OUT
OUR VIDEO**



Old Hall Street
L3 9BD

Monthly Rental Of
£650

ENTRANCE

The studio apartment is situated at the end of the hallway of the 22nd Floor. Accessed via one of the two available lifts, you enter into the open plan studio with the sleeping and storage space on your left, shower room and fitted kitchen on your right and the living and dining area with dual aspect windows offering great views of the River Mersey and City.

SLEEPING

Cute and cozy frosted glass partition with sliding door step up to double bed. Ample storage with fitted cupboard and below bed space.

SHOWER ROOM

Ceramic tiled floors and walls. Shower with glass door. Heated towel rail and large fitted mirror above basin. Storage cupboard housing electricity meter.

FITTED KITCHEN

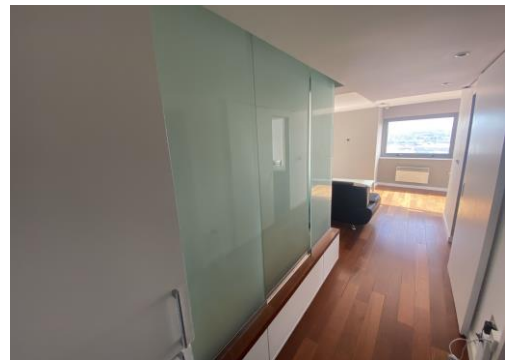
Wall cabinets and base units with integrated appliances including fridge/freezer, washing machine and dishwasher. Electric oven and hob with overhead extractor. Sliding door and open side to dining zone.

OPEN PLAN LIVING & DINING

With dual aspect windows and clear seating and dining zones including a breakfast bar. Hard wood flooring.

LEASEHOLD INFORMATION

Leasehold property awaiting further information from Vendor along with energy performance certificate (current certificate expired 2020 and was rated C).



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, fixtures and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mapbox (2022)

Here at Homelets & Sales we're excited to share this studio with you and can offer in-person and remote viewings for you to experience the great location and layout of this city centre apartment. Beetham Tower is situated on Old Hall Street right in the heart of the Business District. The block itself and the communal areas are very well maintained and offer secure entry and 24 hour concierge. On entrance into the building through the sliding glass doors, you will take one of the two available lifts up to the 22nd floor. The studio is set at the end of the corridor (away from the lifts) and is laid out with the sleeping area (including storage) shower room, open plan living/dining and fitted kitchen. The dual aspect windows - one of which is floor to ceiling - provide an abundance of light and breathtaking views. This property would suit a variety of purchasers. As a buy to let this studio would rent for around £650pcm (7% yield). If you're looking for an ideally located small but oh so perfectly formed studio for yourself - this one should tick all your boxes!

Energy performance certificate (EPC)

Apartment 2206
Beetham Tower
111 Old Hall Street
LIVERPOOL
L3 9BD

Energy rating

C

Valid until: 13 March 2032

Certificate number: 9447-0003-8207-1822-8204

Property type

Mid-floor flat

Total floor area

42 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60