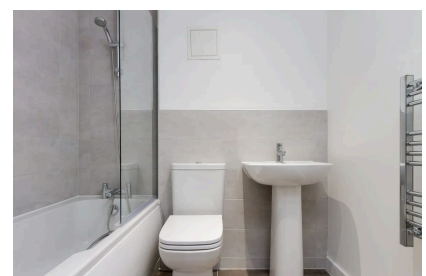
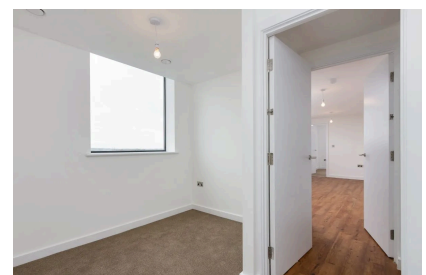




Trident Apartments, Sale, Greater Manchester

£950 pcm



Features

- Newly Decorated
- Spacious Two Bedroom Apartment
- Third Floor Position
- Southerly Views
- High-Gloss Kitchen
- Integrated Appliances
- Allocated Residents Parking
- Flooring & Blinds
- Unfurnished

Full Description

A superb third floor 2 Double Bedroom apartment situated in a fantastic location in the heart of Sale Town Centre.

This property, at Trident Apartments, offers a fantastic opportunity to reside in a very popular contemporary city living styled apartment development in one of Greater Manchester's most sought-after southern suburbs. The property is provided unfurnished with laminate and carpeted flooring, window blinds, plus a range of modern fixtures and fittings including bathroom with a shower over the bath, high-gloss kitchen units with integrated appliances including: a

dishwasher and washer drier. The heating is electric and opening double glazed windows. A mechanical air-flow ventilation system is also installed.

ACCOMMODATION:

The layout is a great design with the bedrooms and bathroom being positioned on either side of the open plan living space. The accommodation briefly comprises; communal entrance area with entry access control, stairs, and lifts to the third floor. The entrance hallway of the apartment leads to the bathroom, second bedroom and onto the open plan lounge kitchen. The master bedroom is located off the lounge and leads into a second inner hallway with secondary access to the communal area and a walk-in storeroom.

An allocated car parking space is provided within the residents' car park.

LOCATION:

Located in the heart of Sale town centre, on Ashton Lane just 'one-block' from the main A56 Washway Road, means this development is only a short convenient walk to the town's main shopping district, major supermarkets and numerous bars, cafe bars and restaurants. The property is within easy access to Manchester city centre and the Trafford Shopping centre.

Trident Apartments is located just a short distance from the southern point of the M60 orbital motorway providing easy access to the regions motorway network. Manchester International Airport is approximately 4 miles away. Sale is also well served by the Metrolink, providing frequent services to and from Manchester and Altrincham.

ENERGY PERFORMANCE CERTIFICATE:

E

COUNCIL TAX BAND:

B

PROPERTY CONSTRUCTION:

Concrete Walls / Concrete and paneled Roof

ROOM SCHEDULE & MEASUREMENTS:

Please refer to the floor plan for layout vision.

Hall 1.03m x 3.47m

Lounge/Kitchen 5.97m x 2.65m

Bedroom One 3.13m x 2.77m

Bedroom Two 3.01m x 1.82m

Bathroom 2.01m x 1.25m

Second Hall 2.77m x 1.12m

UTILITIES:

Payment Responsibility: Tenant

Electricity Supply: Mains Grid

Water Supply: Mains

Sewage: Mains

Heating: Electric

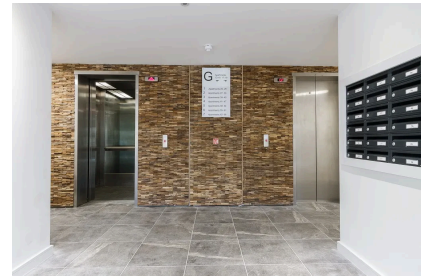
Broadband Type: Standard / Superfast

Broadband Download MBPS: Std: 18 / SF: 80 / UFF: 0

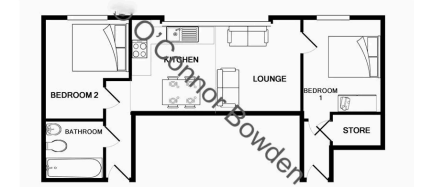
Broadband Upload MBPS: Std: 1 / SF: 20 / UFF: 0

Mobile Signal: Voice – Yes / Data Yes

Reference Checker: www.checker.ofcom.org.uk



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2016



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current: E / Potential: A	Very environmentally friendly - lower CO ₂ emissions	Current: E / Potential: A
(85-100) A		(82-100) A	
(65-84) B		(61-81) B	
(45-64) C		(40-60) C	
(25-44) D		(20-39) D	
(10-24) E	43 / 43	(10-39) E	50 / 50
(1-9) F		(1-9) F	
(0) G		(0) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales		England, Scotland & Wales	

PARKING:

Residents Car Park – Permit & Allocated Space

RESTRICTIONS:

Maximum number of residents/occupants: Two

The Head Lease prohibits pets from the property.

TENANCY OFFER:

Unless otherwise stated, the property will be offered with a fixed term of 12 month assured short-hold tenancy agreement.

TENANT FEES & COSTS:

The rent asked does not include certain Fees & Costs. The following charges may apply depending on the property you select and your circumstances.

They include:

- Full Tenancy Deposit: A refundable custodial Tenancy Deposit capped at no more than five weeks' rent: £ POA.
- Tenancy Deposit Bond Premium (Optional): One off payment equal to one weeks rent: £ POA.
- Changes to Tenancy: A payment to change the tenancy when requested by the Tenant and ONLY if agreed by the Landlord, capped at: £ 50.00 or reasonable written costs incurred if higher.
- Early Termination Charge: Payments associated with early termination of the tenancy, when requested by the tenant and ONLY if agreed by the Landlord, equal to the loss of rent from the void period: £ By Calculation.
- Late Rent Payment: For late payment of rent, a charge equal to 3% above the Bank of England base rate in interest on the late payment of rent from the date the payment is missed until paid, will be charged: £ By Calculation.
- Loss of Keys & Access Fobs: For the loss of Keys, Access Fobs or similar Security Devices, a reasonable written evidence-based cost will be charged: £ At Cost.
- Household Payments: There will be contractual clauses within the Tenancy Agreement for the Tenant to be responsible and liable for the payments of all Utilities charges; Communication Services; TV Licence and Council Tax, to appropriate third parties for the duration of the contractual Tenancy term: £ At Cost.

RIGHT TO RENT:

- Right to Rent - O'Connor Bowden will arrange Right to Rent in the UK checks, which will be completed via our referencing agency before a tenancy can be offered or granted.
- All applicant tenants or occupiers at the age of 18 or over, must provide original relevant identification documents providing proof of identification and proof of residency at the point of submitting an application to rent.

VIEWING ARRANGEMENTS:

Viewing is strictly by appointment. Please give us a call to arrange a viewing.

WEBSITE REFERENCE:

14555

Contact Us

O'Connor Bowden | Lettings, Management & Sales - Manchester and Cheshire

Bank Chambers, 1 Compstall Road, Romiley, Stockport, SK6 4BT

T: 0161 808 0010

E: info@oconnorbowden.uk

SERVICES:

O'Connor Bowden has not checked any mains or private utility services at this property, neither have we received confirmation or sought confirmation from the statutory bodies of the presence of these services and their function. O'Connor Bowden cannot confirm services are in working order. O'Connor Bowden has not checked any of the appliances, electrical, heating or plumbing systems at this property. All prospective purchasers should satisfy themselves on this point prior to entering into a contract and we recommend and advise any prospective purchaser to obtain advice and verification from their solicitor and / or surveyor on all

DISCLAIMER:

THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

All measurements are approximate.

MISREPRESENTATION ACT 1967: The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the details is hereby excluded