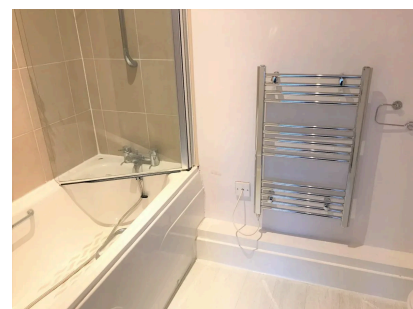




## Home Development, Manchester City Centre

£1,175 pcm



### Features

- Spacious Ground Floor Apartment
- 2 Double Bedrooms & 2 Bathrooms
- Patio Area
- High-Gloss Kitchen with Integral Appliances
- Ensuite to Master Bedroom
- Two Modern Bathrooms
- Close to Vibrant Northern Quarter
- Next to Piccadilly Station
- Furnished

### Full Description

A spacious two-bedroom, two-bathroom ground floor furnished apartment with an outside patio area, located within the popular Piccadilly basin area, within immediate walking distance to the vibrant Northern Quarter.

The property benefits from an access-controlled entry system through the communal areas. A contemporary open plan living area provides a modern white high-gloss fitted kitchen with complimentary dark work tops, stainless oven and hood and a range of integrated appliances including a washing

machine, slimline dishwasher and larger fridge freezer. The apartment is furnished with main furniture items, flooring and double-glazed windows with window coverings. Electric heating and hot water supply is installed.

**ACCOMMODATION:**

The accommodation briefly comprises; Entrance hallway, open plan lounge/dining/kitchen, with patio door to a small outside area. Two double Bedrooms with en-suite bathroom with shower over to the master bedroom. Bathroom/WC with modern suite and shower and screen over the bath.

**LOCATION:**

Chapelton Street, is in the popular Piccadilly Basin area of Manchester city centre, within a 2-minute walk of Piccadilly Station. Furthermore, the apartment is within easy walking distance for Piccadilly Gardens, Market Street, the main central shopping area of the city and the ever, popular and vibrant Northern Quarter where a host of incredible independent shops, go to bars and destination restaurants can be found.

**ENERGY PERFORMANCE CERTIFICATE:**

The EPC band is currently C

**COUNCIL TAX BAND:**

Band: D

**PROPERTY CONSTRUCTION:**

Brick Walls / Flat Roof

**ROOM SCHEDULE & MEASUREMENTS:**

Please refer to the floor plan.

**UTILITIES:**

Payment Responsibility: Tenant

Electricity Supply: Mains Grid

Water Supply: Mains

Sewage: Mains

Heating: Electric

Broadband Type: Standard & Superfast

Broadband Download MBPS: Std: 8 / SF: 79 / UFF: 0

Broadband Upload MBPS: Std: 0.9 / SF: 20 / UFF: 0

Mobile Signal: Voice – Yes / Data Yes

Reference Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

**PARKING:**

No Parking on site.

**RESTRICTIONS:**

Maximum number of residents/occupants: Two

The Head Lease prohibits pets from the property.

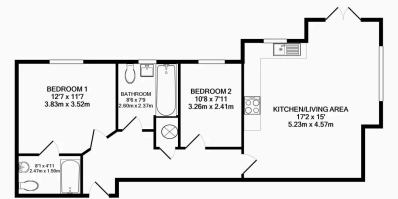
**TENANCY OFFER:**

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

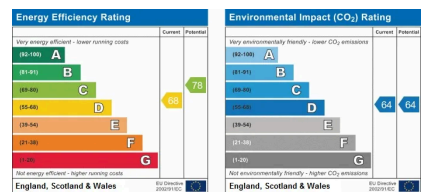
**TENANT FEES & COSTS:**

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:



TOTAL APPROX. FLOOR AREA 745 SQ.FT. (69.2 SQ.M.)  
 We have every effort to have made to ensure the accuracy of the floor plan contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any inaccuracy or misrepresentation. This plan is for information only and should not be used as a basis for any purchase or other transaction. It is not intended to be used as a contract and no guarantee is given as to its accuracy or efficiency can be given.  
 Plans will follow RICS.



- 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:

Number 13215

## 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](mailto: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