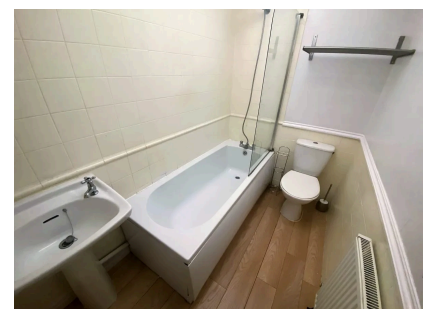




Berrycroft Lane, Bredbury, Stockport

£775 pcm



Features

- First Floor Garden Flat
- Double Bedroom & Small Bedroom/Study
- Rent Inclusive of Electric & Water Charges
- Parking Space
- South Facing Lawn Garden
- Gas Central Heating
- No Pets
- Unfurnished Accommodation

Full Description

A rare opportunity to let a self-contained first floor garden flat with private entrance, an allocated car parking space and enclosed rear south facing lawn garden. This property is ideal for a younger professional individual or couple.

The property is positioned on the first floor over a shop and is offered unfurnished, with floor coverings and a fitted oven and hob to the kitchen.

The electric and water charges are included in the rent for this property.

ACCOMMODATION:

The accommodation briefly comprises:

A secure entrance high gate leads to the ground level garden and an external metal staircase to the first floor. You enter the property into the kitchen, which is fitted with modern units, oven and cooking hob, with further space for appliances as required.

All rooms are accessed from the kitchen. The Lounge with a fireplace is positioned to the rear of the property. A double Bedroom is located at the front. A small second room to the rear (1.44m wide) could be used as an occasional bedroom / study or store. There is a central bathroom with WC and a shower over the bath.

Outside there is an enclosed south facing lawn garden dedicated to the property. An allocated car parking space is provided by the landlord at the front of the building.

Caution: We wish to provide a potential Restrictive Access note for applicants considering this property. The property is accessed via an external metal staircase which may not be suitable for children or people considered infirm or with mobility issues.

LOCATION:

This flat is in an exceptionally convenient location, positioned above an opticians practice at the end of a row shops situated on Berrycroft Lane in Bredbury. Aside from being convenient to local shops and services, it is also served well with public transport links to Stockport and Romiley and being close to the M60 motorway Junction 25, in lower Bredbury.

REFERENCING:

To pass professional tenancy referencing, a single or combined annual private income is required to be in the region of £23,250

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £24,000 to £28,000 pa.

Other reference terms and conditions may apply.

ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently C

COUNCIL TAX BAND:

Band: A

PROPERTY CONSTRUCTION:

Brick Walls & Tiled Roof

ROOM SCHEDULE & MEASUREMENTS:

Please refer to the Floor Plan for details.

UTILITIES:

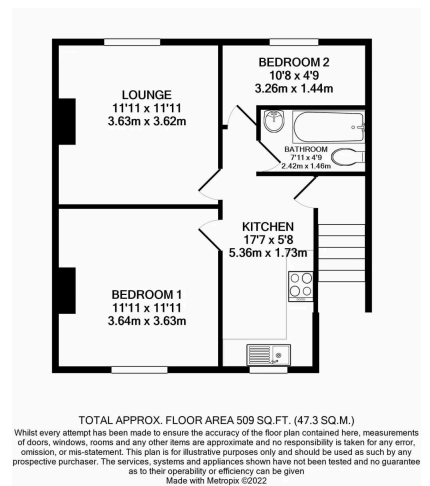
Payment Responsibility: Landlord for Electric and Water; Tenant all other items.

Electricity Supply: Mains Grid

Water Supply: Mains

Sewage: Mains

Heating: Gas



Broadband Type: Standard / Superfast / Ultrafast Fibre
Broadband Download MBPS: Std: 16 / SF: 80 / UFF: 1000
Broadband Upload MBPS: Std: 1 / SF: 20 / UF: 220
Mobile Signal: Voice – Yes / Data Yes
Reference Checker: www.checker.ofcom.org.uk

PARKING:

An allocated car parking space can be provided in front of the property.

RESTRICTIONS:

Maximum number of residents/occupants: Two

The Landlord has requested No Pets

ACCESSIBILITY:

Accessibility benefits include: Sorry, None Identified

Caution: We wish to provide a potential Restrictive Access note for applicants considering this property. The property is accessed via an external metal staircase which may not be suitable for children or people considered infirm or with mobility issues.

FLOOD RISK:

Flooded in last 5 years: No

Flood Source: N/A

Flood Defences: No

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:

- 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 20226

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