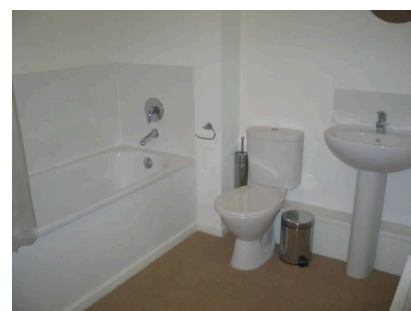




Stillwater Drive, Sport City, Manchester

£1,050 pcm



Features

- Two Double Bedroom Apartment
- Secure Allocated Parking
- Walk On Balcony
- Third Floor Position
- Fitted Kitchen with Appliances
- Modern Bathroom with Separate Shower Cubical
- Convenient Sportcity Location
- Furnished Accommodation

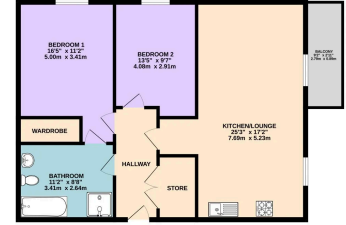
Full Description

A superb two bedroomed third floor furnished apartment with walk-on balcony and an allocated car parking space in the convenient Sport City location.

This is a modern purposed built apartment with a dual aspect lounge and two double bedrooms providing the additional benefits of double glazing, electric heating, access control entry and communal entrance areas with staircase and lift access to the property.

ACCOMMODATION:

The property is located within a popular and established residential complex. The communal areas lead you to the third floor where a private entrance opens into the hallway which provides access to all rooms and provides a useful storage cupboard and houses the washing machine. There is an open plan living room providing a dual aspect lounge area, space for dining and fitted light oak effect kitchen with a range of appliances including: fridge/freezer, electric oven, hob & extractor fan.



Two double-sized bedrooms makes this property ideal for sharers or couples looking for a useful guest room or workspace. The bathroom has a four-piece suite with a bath and separate shower cubical. The property is furnished with a range of essential furniture items and is provided with window coverings, carpet, and vinyl flooring.

Externally there is a walk-on balcony from the lounge and an allocated parking space is provided in the resident's car park.

LOCATION:

Located at Sportcity, there is a large Asda Superstore within a couple of minutes' walk away. The Etihad Campus and Stadium, the National Cycle Centre and Manchester City Football Academy is on the doorstep whilst by contract, the property is positioned next greenery offered at Philips Park. Conveniently situated in close proximity to Manchester city centre with tram stops and Ashbury's train station being in easy walking distance.

REFERENCING:

To pass professional tenancy referencing, a single or combined annual private income is required to be in the region of £31,500.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £31,500 to £38,000 pa.

Other reference terms and conditions may apply.

ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently C

COUNCIL TAX BAND:

Band: B

PROPERTY CONSTRUCTION:

Brick walls within a concrete frame with a flat roof.

ROOM SCHEDULE & MEASUREMENTS:

Please refer to the Floor Plan for details.

UTILITIES:

Payment Responsibility: Tenant

Electricity Supply: Mains Grid

Water Supply: Mains

Sewage: Mains

Heating: Gas / Electric

Broadband Type: Standard / Superfast / Ultrafast Fibre

Broadband Download MBPS: Std: 12 / SF: 80 / UFF: 1000

Broadband Upload MBPS: Std: 1 / SF: 20 / UFF: 1000

Mobile Signal: Voice – Yes / Data Yes EE & Three – Good, O2 & Vodaphone - Average.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PARKING:

An allocated parking space is provided in the secure resident's car park.

RESTRICTIONS:

Maximum number of residents/occupants: Two Preferable.

The Head Lease prohibits pets from the property

ACCESSIBILITY:

Accessibility benefits include: Lift & Lateral Living.

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: 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 through O'Connor Bowden. For all

enquires and viewing appointments, please telephone the office.

WESITE REFERENCE:

13657

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