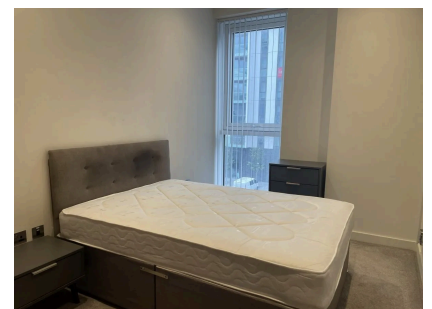




## Lightbox, MediaCity UK, Salford

£1,100 pcm



### Features

- 1 Bedroom Contemporary Apartment
- Walk-on Balcony
- High Spec
- Second Floor Position
- Lifts and Stairs
- Concierge Service
- Access Control Intercom Entry
- Located in MediaCity Waterfront
- Close to Metrolink Station
- Furnished Accommodation

### Full Description

A fabulous one bedroom, second floor apartment situated within Lightbox, a popular waterfront development of 238 contemporary apartments in MediaCityUK.

The apartment features high-spec contemporary styled kitchen, bathroom, appliances, and flooring, complemented by a walk-on balcony and being close to waterfront of Salford Quays. This sophisticated building also includes a concierge service, 24 hour security, bicycle storage facilities,

staircase and lift access.

#### ACCOMMODATION:

The accommodation briefly comprises:

Communal entrance with concierge, stairs and lift to all floors. You enter the apartment into an open plan living room with kitchen and dining area. The kitchen is fitted with a range of cupboards and built-in appliances. From the lounge area you can access a walk-on balcony wide glazed wall to wall windows. An inner hallway provides access to a laundry cupboard, a double bedroom with fitted wardrobes and a modern bathroom with a shower over the bath.

The accommodation is furnished including table, chairs, sofa, bed and bedroom furniture.

#### LOCATION:

The Lightbox is a waterfront within MediaCityUK, a stone throw from many of the bars, restaurants, offices and business premises within the Quays and of course, Media City Metrolink station offering connectivity to Manchester city centre and surrounding areas. Media City neighbours also include the BBC, ITV, University of Salford, the Lowry Arts Centre and the Imperial War Museum.

#### REFERENCING:

To pass professional tenancy referencing, a single or combined annual private income is required to be in the region of £33,000.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £39,600 pa.

Other reference terms and conditions may apply.

#### ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently B

#### COUNCIL TAX BAND:

Band: B

#### PROPERTY CONSTRUCTION:

Steel and concrete structure.

#### 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: Electric

Broadband Type: Standard

Broadband Download MBPS: Std: 4 / SF: 0 / UFF: 0

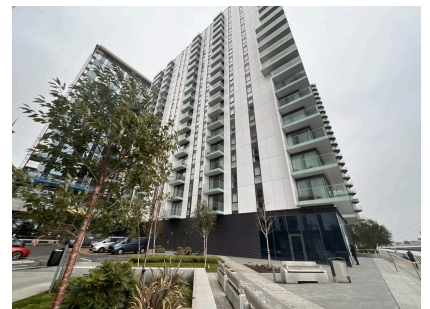
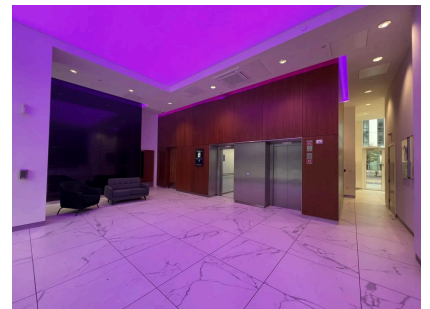
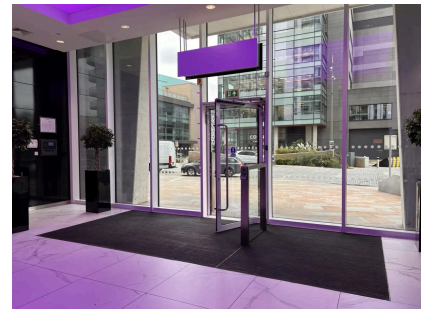
Broadband Upload MBPS: Std: 0.4 / SF: 0 / UFF: 0

Mobile Signal: Voice – Yes / Data Yes

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

#### PARKING:

No Parking. Public pay to park car parks nearby.



**RESTRICTIONS:**

Maximum number of residents/occupants: Two

The Landlord has requested No Pets

**ACCESSIBILITY:**

Accessibility benefits include: Lift / Lateral Living / Possibly Suitable for Wheel chair

**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:

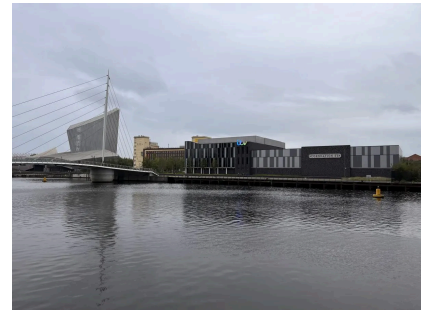
- Full Tenancy Deposit: A refundable custodial Tenancy Deposit capped at no more than five weeks' rent: £ POA.
- Tenancy Deposit Bond Premium (Optional): One off payment equal to one weeks rent: £ POA.
- Changes to Tenancy: A payment to change the tenancy when requested by the Tenant and ONLY if agreed 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.



GROUND FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



100% EPC-rated. See our EPC for details.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86   B	86   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WEBSITE REFERENCE:  
Number 20259

## 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