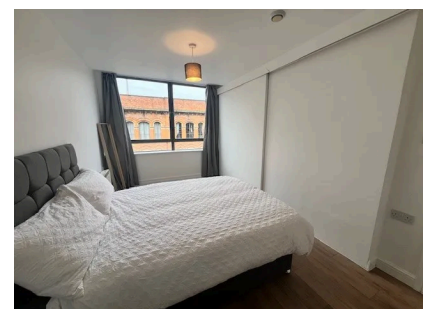
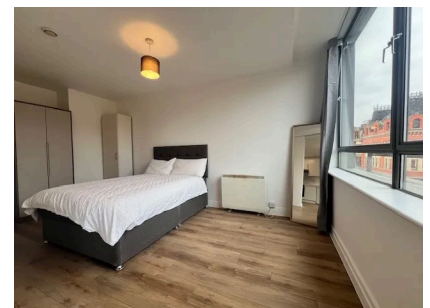




# Oldham Street, Northern Quarter, Manchester City Centre

£1,200 pcm



## Features

- 2 Bedroom Fourth Floor Apartment
- JUST LOOK AT THE FABULOUS POSITION!
- New Shower Room
- Recently Redecorated
- New Flooring
- Sliding Wall Providing Flexible Living Options
- Access Control, Lift & Stairs.
- Compact Bespoke Development
- Located in the Heart of the Vibrant Northern Quarter
- Furnished

## Full Description

JUST LOOK at the location of this superb 2 Bedroom, fourth floor apartment. Situated at the junction with Oldham Street & Church Street, right in the heart of the vibrant Northern Quarter, with shops, bars, restaurants and transport only seconds and minutes from the front door!

This is a superb 2-bedroom apartment within a small bespoke development with just three apartments sharing each floor. A special feature of note is a

sliding wall between the lounge and main bedroom, providing a versatile living and entertaining space.

A truly delightful furnished home which has just been completely redecorated, a new shower room has been installed and new flooring fitted throughout. Further benefits include entrance door access control, lift and staircase access, kitchen appliances, electric heating and large windows maximising natural light into the main rooms.

#### ACCOMMODATION:

The accommodation briefly comprises; Ground floor communal entrance area with inner hallway to staircase and lift. Fourth floor communal landing providing access to the apartment door.

Entrance hallway with access to all rooms. There is a spacious open plan living area with large windows overlooking Oldham Street and a sliding wall between the lounge area and the master bedroom, providing flexible living opportunities. Within the living room is a fitted 'white' kitchen area with oven, hob, fridge freezer and washing machine.

The master bedroom is particularly spacious and the second bedroom being a double sized. Both bedrooms are offered with double beds and wardrobes. A brand-new bathroom has been installed with larger walk-in shower.

#### LOCATION:

The apartment is conveniently located on Oldham Street, next to the junction with Church Street. This apartment is in the heart of the city's historic and vibrant Northern Quarter district featuring a host of incredible independent shops, the famous Affleck's Palace, go to bars and destination restaurants, as well as a number of boutique gyms and other commercial amenities - all waiting to be discovered directly outside this development. Piccadilly Gardens, Market Street and the main city centre shopping district are just moments away.

Whilst there is no onsite parking, there is a large public car park on Church Street, the nearest tram stop is just on Market Street and numerous bus stops can be found along Piccadilly.

#### REFERENCING:

To pass professional tenancy referencing, a single or combined annual private income is required to be in the region of £39,000.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £39,000 to ££47,000 pa.

Other reference terms and conditions may apply.

#### ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently C

#### COUNCIL TAX BAND:

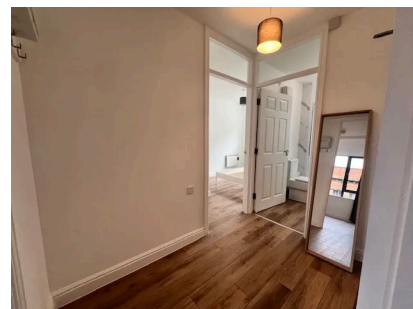
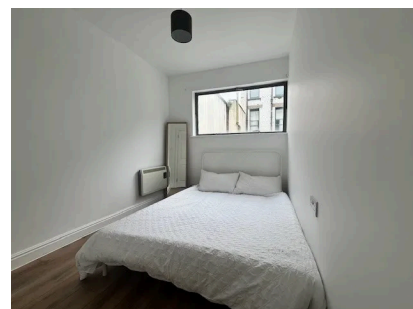
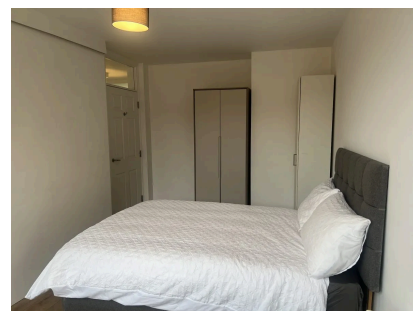
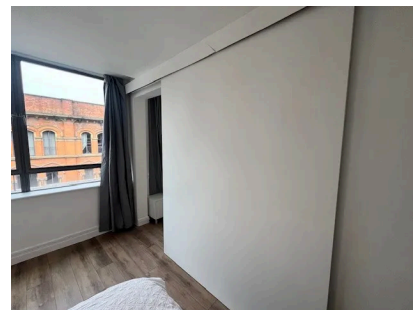
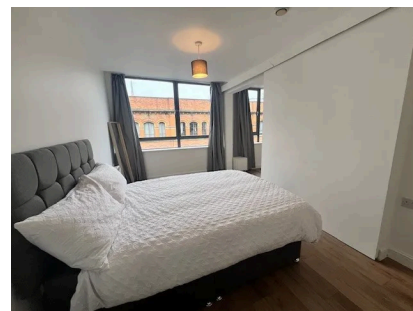
Band: C

#### PROPERTY CONSTRUCTION:

Concrete Walls / Flat Roof

#### ROOM SCHEDULE & MEASUREMENTS:

Please refer to the floor plan.





**UTILITIES:**

Payment Responsibility: Tenant

Electricity Supply: Mains Grid

Water Supply: Mains & water Meter

Sewage: Mains

Heating: Electric

Broadband Type: Standard Only

Broadband Download MBPS: Std: 15 / SF: 0 / UFF: 0

Broadband Upload MBPS: Std: 1 / 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 on site. A public car park located on Church Street.

**RESTRICTIONS:**

Maximum number of residents/occupants: Preferably Two.

The Landlord has requested No Pets & 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 (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:

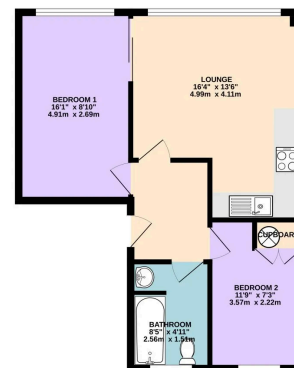
- Right to Rent - O'Connor Bowden will arrange Right to Rent in the UK checks, which will be completed via our referencing agency before a tenancy can be offered or granted.
- All applicant tenants or occupiers at the age of 18 or over, must provide original relevant identification documents providing 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 20278



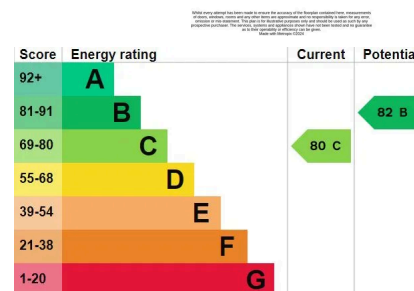
## Contact Us

### 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