



Box Apartments, Marriott Street, Stockport.

£725 pcm



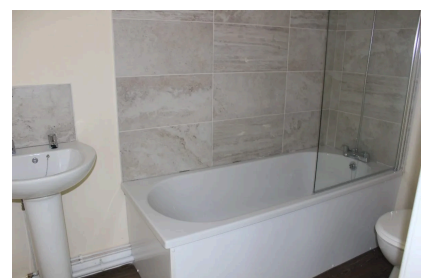
Features

- TOP FLOOR One Bedroom Apartment
- Allocated Parking Space
- Modern Kitchen with Appliances
- Contemporary Chic Grey Fitted Kitchen
- Double Glazing
- Carpet Flooring & Window Blinds
- Access Control Intercom Entry
- Close to Town Centre Amenities & Destinations
- Good Public Transport Links
- Unfurnished

Full Description

A one-bedroom fourth floor apartment views across Stockport Town Centre and with the benefit of parking and being within walking distance of the transport interchange and Stockport Town Centre.

The apartment is situated in a small, bespoke apartment development of just 25 similar properties, conveniently close to Stockport Town Centre. An ideal home for the younger professional person or couple requiring a base near to the town centre or being close to transport links including rail, bus, road and motorway connections for easy commuting in and out of Manchester.



The property benefits from carpeted floor coverings, window blinds, electric heating, double glazing, access control intercom and a residents car park with an allocated private car parking space.

ACCOMMODATION:

The accommodation briefly comprises: Communal hallway accessed by security intercom and with a staircase and lift to all floors. On entering the apartment, you arrive at a private hallway with access to all rooms. A light, bright open plan living room with wide double-glazed windows provides an area for the lounge and kitchen. The kitchen is fitted with modern cupboards and units and includes a built-in oven & hob with extractor fan over, washing machine with dryer and fridge with ice compartment.

The bedroom is another light, bright room with a wide double-glazed window. The bathroom includes a modern white 3-piece suite includes a bath with shower over.

LOCATION:

Box Apartments are situated just off Higher Hillgate close to and within walking distance to Stockport Town centre where the shopping, entertainment and business districts can be found. Within the town centre there are a range of destinations, amenities and facilities including: Merseyway Shopping centre and the Redrock Leisure complex where there is a cinema, gym, bowling alley, bars, restaurants and an abundance of high street shops and brands. Alternatively, head to the 'old town marketplace' with its cobble streets and historic buildings to enjoy an exciting range of artisan cafes, bars, restaurants and shops.

Stockport public transport interchange, where the train station and bus terminal can be found, is close by providing regular bus and train services in and out of Manchester as well easy road access to the M60 Motorway network.

SCHEDULED BUILDING REPAIRS:

The property is currently subject to improvement works to the cladding and the lift at the building.

Cladding Works

The building management company have advised a walking watch is currently employed by the building management agent for the property to enhance fire safety protection to residents. Further details are available on request. We understand improvement works are due to commence to replace the building cladding during 2025.

Parking

AN ALLOCATED PARKING SPACE IS PROVIDED WITH THIS PROPERTY. (Note: Due to the proposed building works, the car park has presently been suspended to spaces 1 to 7 in the small car park and 8 to 18 in the larger car park. This does not affect this property).

Lift

At the time of advertising this property, the lift to the building is out of order resulting in staircase access only. Further details on the recommissioning of the lift will be provided when available. This will not affect the access to this apartment on the ground floor.

ENERGY PERFORMANCE CERTIFICATE:

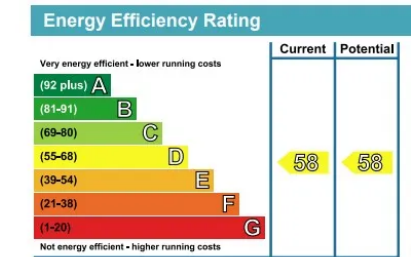
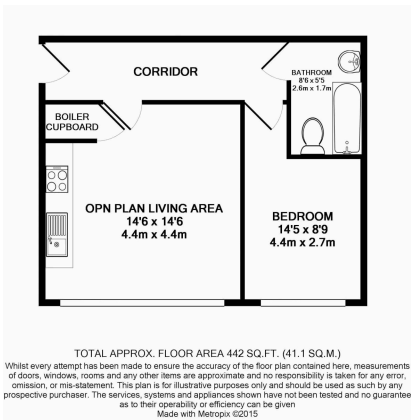
The EPC band is currently D



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COUNCIL TAX BAND:

Band: A

PROPERTY CONSTRUCTION:

Concrete & Cladding Walls / Flat Concrete 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: 16 / SF: 80

Broadband Upload MBPS: Std: 1 / SF: 20

Mobile Signal: Voice – Yes / Data Yes

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

PARKING:

Residents Car Park with allocated car parking space 24.

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 of 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:

13805

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