



The Linx, Simpson Street, Manchester

£1,350 pcm



Features

- First Floor Apartment
- Two Double Bedrooms
- Two Bathrooms
- Balcony
- Underground Resident Parking
- Great Layout!
- Next to NOMA & Northern Quarter
- Walking Distance to Metrolink & Victoria Station
- Furnished

Full Description

A spacious first floor apartment with two double bedrooms, 2 bathrooms, underground parking and a walk on balcony accessed from both the lounge and bedroom.

This modern apartment is positioned within The Linx Building, which is an established residential development built around an impressive inner courtyard and located adjacent to the NOMA business district and just a short distance from the heart of the vibrant Northern Quarter.

The property provides an ideal space for a couple or sharers alike with a spacious open plan living area with dining and kitchen areas, plus two double-sized bedrooms, an ensuite shower room and larger separate bathroom. An appealing feature of the interior is a walk on balcony which can be accessed from both the living room and the main bedroom. Further benefits include a resident's underground car park with an allocated space, kitchen appliances, including dishwasher, washer /dryer & fridge / freezer. Main furniture items are provided, and the apartment is provided with access control, stairs and lifts from the communal areas.

ACCOMMODATION:

The accommodation briefly comprises; entrance hallway with a storage cupboard and access provided to all main rooms. An open plan living room provides a lounge seating area leading through to a fitted kitchen with appliances and a dining area with table and chairs. A large window ensures an abundance of natural light whilst a glazed door leads onto a balcony.

There are two furnished double sized bedrooms, the main bedroom also having a glazed door leading onto the balcony. Furthermore, the main bedroom has direct access to an ensuite shower room and there is a separate larger bathroom off the hallway.

The allocated car parking space is located in the residents underground car park which can be accessed from the communal corridors of the building.

LOCATION:

The Linx Building is located next to NOMA business district, adjacent to the inner ring road and just a short stroll to the vibrant Northern Quarter and the retail and leisure hot spots at the Printworks, the Arndale Shopping Centre, Shambles Square and St Annes Square, which sandwich the city's three most popular department stores: M&S, Harvey Nichols and Selfridges.

Being adjacent to the Inner Ring Road, commuting around and in and out of the city is easy. The Metrolink Station at Shudehill is only a 7-minute walk away and Victoria train station a 10-minute walk.

REFERENCING:

To pass professional tenancy referencing, a single or combined annual private income is required to be in the region of £40,000.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £40,000 to £48,000 pa.

Other reference terms and conditions may apply.

ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently C

COUNCIL TAX BAND:

Band: D

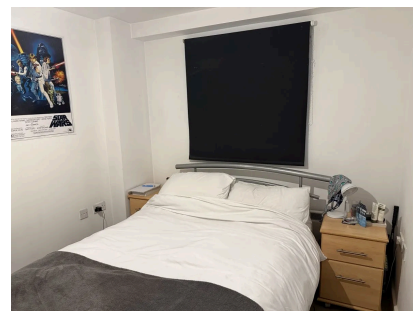
PROPERTY CONSTRUCTION:

Concrete frame building with brick walling.

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 & Ultrafast Fibre.
 Broadband Download MBPS: Std: 13 / SF: N/A / UFF: 1000
 Broadband Upload MBPS: Std: 1 / SF: N/A / UFF: 1000
 Mobile Signal: Voice – Yes / Data Yes
 Reference Checker: www.checker.ofcom.org.uk

PARKING:

An allocated parking space is provided in the residents' underground car park.

RESTRICTIONS:

Maximum number of residents/occupants: Two

The Head Lease prohibits pets from the property

ACCESSIBILITY:

Accessibility benefits include: Sorry, none identified.

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.

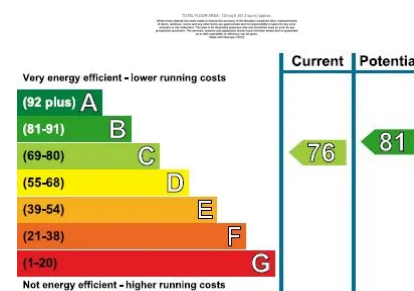
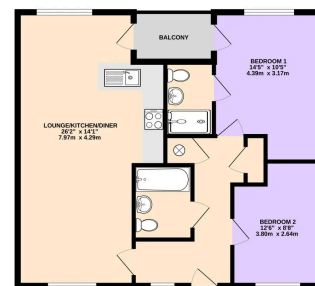
TENANT FEES & COSTS:

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.

GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



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.

CLIENT MONEY PROTECTION:

Client Money Protection membership with Client Money Protect.
Membership Number CMP0111300

PROPERTY REDRESS SCHEME:

Property Redress Scheme membership with PRS.
Membership Number PRS015375

VIEWING ARRANGEMENTS:

Viewing is strictly by appointment. Please give us a call to arrange a viewing.

WEBSITE REFERENCE:

Number 20305

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