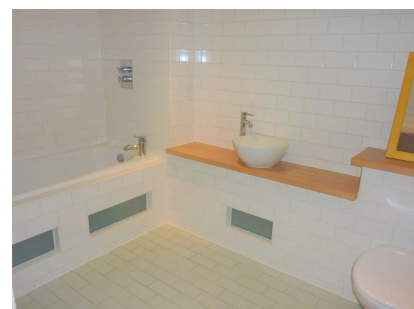
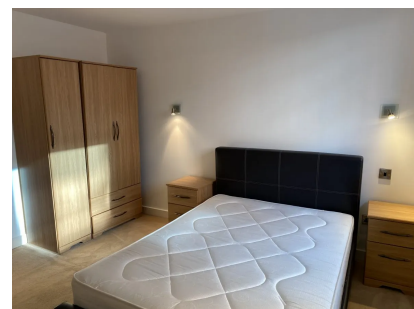




Advent House, Manchester City Centre

£950 pcm



Features

- Spacious One Bedroom Apartment
- SECOND FLOOR
- Walk On Balcony
- Popular Courtyard Development
- Lift & Stairs to All Floors
- Fitted Kitchen with Appliances
- Next to Vibrant Northern Quarter
- Close to Metrolink Tram Stop
- Walking Distance to Piccadilly Station
- Furnished Accommodation

Full Description

A spacious one bedroom second floor apartment with balcony, located in a popular courtyard development within walking distance to Piccadilly Train station and the numerous amenities offered in the vibrant Northern Quarter.

This modern purpose-built apartment provides furnished accommodation with neutral decoration and laminate flooring. Features include: a resident's communal courtyard, open plan living room with a desirable walk-on balcony, fitted kitchen with appliances, modern bathroom with tiled walls, electric

heating & double glazing.

ACCOMMODATION:

The accommodation briefly comprises; The building is provided with access control entry and accessed via communal stairs or a lift to the second-floor landing. You enter the apartment into a hallway, which in turn provides access to all rooms and contains a useful storage cupboard. The pen plan living room provides a kitchen area with further space for dining and lounge seating areas. This is a naturally bright, light room with glazed doors open onto a walk-on balcony. There is a double-sized bedroom and a separate bathroom with a shower over the bath and a large cupboard housing the utility amenities. The apartment is furnished with larger furniture items, kitchen appliances, floor coverings and window blinds.

Advent House boasts private grounds providing a tranquil backwater with a semi-courtyard design and outside seating area, which is poles apart from the busy city life surrounding the exterior of the development.

LOCATION:

The property is situated only 0.3 miles from the Metrolink tram stop, linking Piccadilly and East Manchester areas. Piccadilly, Manchester's main train station, is within easy walking distance, only 0.5 miles away. Best of all is the nearby Northern Quarter, Manchester's most vibrant area full of bars, restaurants and nightlife entertainment.

REFERENCING:

To pass professional tenancy referencing, a single or combined annual private income is required to be in the region of £28,500.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £28,500 to £34,500 pa.

Other reference terms and conditions may apply.

ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently C.

COUNCIL TAX BAND:

Band C with Manchester City Council.

PROPERTY CONSTRUCTION:

Steel and concrete framed building with brick walls and concrete 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: Electric

Broadband Type: Standard / Superfast / Ultrafast Fibre

Broadband Download MBPS: Std: 9 / SF: 73 / UFF: 1000

Broadband Upload MBPS: Std: 0.9 / SF: 20 / UFF: 1000

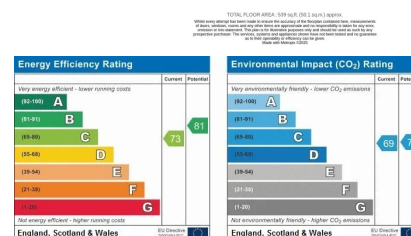
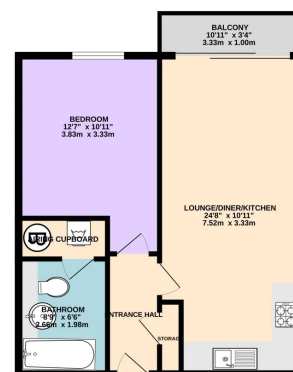
Mobile Signal: Voice – Yes / Data Yes

EE – 85% / Three – 73% / O2 – 76% / Vodafone – 82%

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



GROUND FLOOR
539 sq. ft. (50.1 sq. m.) approx.



PARKING:

No Parking Provided. Roadside parking outside the development is possible.

RESTRICTIONS:

Maximum number of residents/occupants: Two.

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.

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 13135

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