



Box Apartments, Stockport Town Centre

£725 pcm



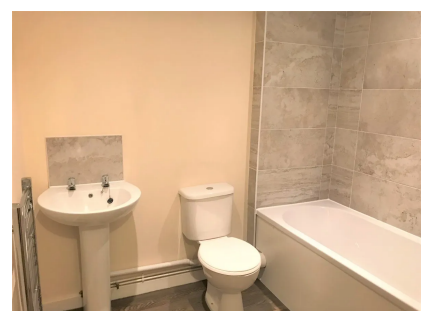
Features

- Top Floor One Bedroom Apartment
- Fourth Floor Position with Views
- Allocated Car Parking Space
- Modern Kitchen with Appliances
- Lift & Stairs to all floors
- Carpet Flooring & Window Blinds
- Access Control Intercom Entry
- Good Public Transport Links
- Close to Town Centre Amenities & Destinations
- Unfurnished Accommodation

Full Description

A one-bedroom top floor apartment 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 the transport rail & bus interchange or road and motorway links for easy commuting in and out of Manchester. The property benefits from carpeted floor coverings, window blinds, electric



heating, double glazing and an access control intercom system.

ACCOMMODATION:

The accommodation briefly comprises: Communal hallway accessed by security intercom and with a staircase 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 street 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.

REFERENCING:

To pass professional tenancy referencing, a single or combined annual private income is required to be in the region of £21,7500.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £26,000 pa.

Other reference terms and conditions may apply.

ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently C

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

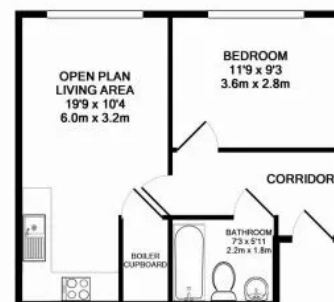
Water Supply: Mains

Sewage: Mains

Heating: Electric

Broadband Type: Standard / Superfast

Broadband Download MBPS: Std: 16 / SF: 80



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 number 22.

RESTRICTIONS:

Maximum number of residents/occupants: Two

The Head Lease prohibits pets from the property.

ACCESSIBILITY:

Accessibility benefits include: Lift (see note) & 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 13817

Contact Us**O'Connor Bowden | Lettings, Management & Sales - Manchester and Cheshire**

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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