



City Link, Salford

£895 pcm



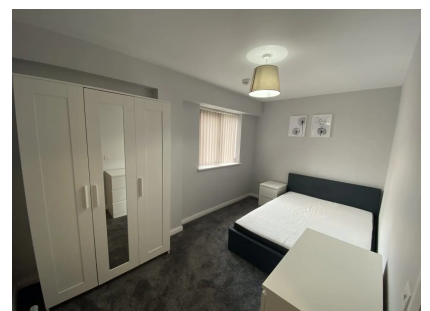
Features

- One Bed First Floor Apartment
- Step on Balcony
- Residents Car Parking
- Access Control Entry
- Open Plan Living Area
- Fitted Kitchen with Appliances
- Close to Weaste Metrolink Tram Stop
- Near to Salford Quays & MediaCityUK
- Furnished

Full Description

A modern one bedroom first floor furnished apartment with balcony and car parking, close to Metrolink Station & MediaCityUK.

This purpose-built apartment provides is situated in the popular City Link development and is offered for rent with furniture and appliances. The property is well presented and benefits from laminate and carpet flooring, window blinds, electric heating, double glazing, access control entry, a step out balcony, car parking and a fitted kitchen with appliances.



ACCOMMODATION:

The accommodation briefly comprises; Communal entrance area and hallways leading to the apartment. The private entrance hallway provides access to all rooms and contains a storage cupboard housing the hot water cylinder.

An open plan living area with a lounge leading to double glazed patio doors which open onto a small step on balcony, providing the benefit of some personal outdoor space. There is a kitchen incorporated within the living area fitted with a range of timber wall and base cupboards with a contrasting grey worktop. There is a built-in cooker hob and oven, washing machine and fridge freezer.

There is a double bedroom with carpet flooring and furnishings and a bathroom with a modern suite and shower over the bath. The development is set within communal landscaped grounds with a central raised residents garden and residents car park.

LOCATION:

With City Link being positioned opposite Weate Metrolink Tram Stop, the apartment is conveniently located for commuting into Manchester City Centre, Salford Quays and MediaCityUK. There are further beneficial transport links, being close to the junction with the M602 and the M60 motorway networks.

The apartment is within easy distance of many amenities from local convenience stores to major retailers. Eccles Town Centre, Salford City Centre, Salford Quays, Media City, Salford Royal Hospital and Trafford Park are all within walking distance or a short drive away.

REFERENCING:

To pass professional tenancy referencing, a single or combined annual private income is required to be in the region of £26,000.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £26,000 to £33,000 pa.

Other reference terms and conditions may apply.

ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently C

COUNCIL TAX BAND:

Band: A

PROPERTY CONSTRUCTION:

Brick Walls / Tiled & Flat Roof

ROOM SCHEDULE & MEASUREMENTS:

Please refer to the floor plan for details.

UTILITIES:

Payment Responsibility: Tenant

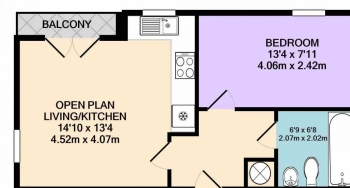
Electricity Supply: Mains Grid

Water Supply: Mains

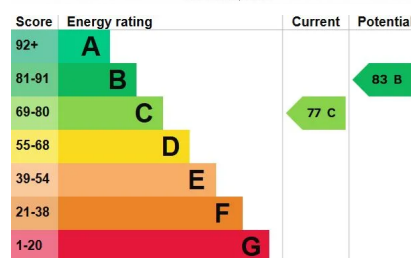
Sewage: Mains

Heating: Electric

Broadband Type: Standard & Ultrafast Fibre



TOTAL APPROX. FLOOR AREA 391 SQ.FT. (36.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Measure (02/21)



Broadband Download MBPS: Std: 6 / SF: N/A / UFF: 1000
Broadband Upload MBPS: Std: 0.7 / SF: N/A / UFF: 1000
Mobile Signal: Voice – Yes / Data Yes
EE – 85% / Three – 57% / O2 – 82% / Vodafone – 83%
Reference Checker: www.checker.ofcom.org.uk

PARKING:

Residents Car Park

RESTRICTIONS:

Maximum number of residents/occupants: Two

The Head Lease prohibits pets from the property

ACCESSIBILITY:

Accessibility benefits include: 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 20221

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