



# DOVECOTE HOUSE

## FAQS

### When will the apartments be available?

- We are expecting the apartments to be ready to move into from 1st July 2026.

### How many apartments are in the block?

- There are 58 rent to buy apartments across 9 floors.

### What's the split of apartments?

- There are 10 1-bedroom apartments, 40 2-bedroom apartments (1 double bedroom, and one single bedroom), and 8 apartments with 2 double bedrooms.

### What amenities are close by?

- The building is situated just off Great Ancoats Street next to the Urban Exchange retail park. Piccadilly train station is a short walk away (approx. 9 minutes). From Piccadilly train station the tram is also accessible, and the bus station is approximately 5 minutes walk from the train station. Accessing Greater Manchester or further afield couldn't be easier.
- There is a huge number of shops, restaurants and supermarkets close by, with the nearest supermarket being Aldi within the Urban Exchange, and the centre of Manchester is a short walk away.
- Manchester Royal Infirmary is approximately 10 minutes drive away from the apartments.
- The University of Manchester is approximately 15–20 minute walk away.
- There is a large number of entertainment venues, such as Home, The Bridgewater Hall, Palace Theatre, Royal Opera House, Band on the Wall and AO Arena within walking distance.
- There is a wide range of independent shops and eateries within a 10–15 minute stroll from the apartments.
- The nearest gym is just next door to the apartments in the Urban Exchange.
- For leisurely walks and green open space, New Islington Marina and Cotton Field Park are just a short walk away.

### How much are the apartments per month?

- One-bedroom apartments are priced at £1,120pcm.
- Two-bedroom apartments (one double and one single bedroom) are priced at £1,440pcm.
- Apartments with two double bedrooms are priced at £1,600pcm.

### Is there parking available?

- Unfortunately there is no parking available in this building.

### Are the apartments furnished?

- The apartments include blinds, flooring, oven, hob & extractor.

### How much will the bills be?

- Electricity is metered, and will also cover heating your water, so this will depend on how much you use, and which supplier you choose.
- Water is metered, so this will depend on how much you use, but an average would be around £35 per month for 1 person/2 people.
- Depending on your circumstances, you will need to pay council tax for the apartment. The council tax band is to be confirmed.

### What is the minimum tenancy term?

- The minimum tenancy term will be 12 months.

### Are pets allowed?

- Pets are welcome at Dovecote House for an additional £50pcm rent. This is for one small pet only and is subject to a pet application.

### What is the eligibility criteria?

- You must be first time buyers, unless you are returning to the market following a relationship breakdown which meant you had to leave your home.
- Your household income should not exceed £80,000 per year. You will also be required to complete an income and expenditure document to allow us to ensure your eligibility and affordability.
- Each applicant must be able to pass a credit check and provide employer and landlord references where applicable.
- You must not be in a position to be able to purchase a property on the open market right now.

### What would the upfront costs be to reserve and move into an apartment?

- If you wish to reserve an apartment, you will need to pay a holding deposit of £100 which will secure the apartment for you until your application is finalised. This payment will then be allocated to your rent account if your application is successful.
- When your application has been approved, you will be required to pay rent in advance and also a deposit:
- Rent:
  - The rent is always due on 1<sup>st</sup> of each month. If your tenancy start date is before 15<sup>th</sup> of the month, you will have to pay one month's rent (minus the £100 holding deposit already paid).
  - If the tenancy start date is *after* the 15<sup>th</sup> of the month, you will need to pay the apportioned amount to the end of

your move in month, PLUS the full rent for the following month (minus the £100 holding deposit already paid).

- The deposit:
  - A traditional deposit equating to one month's rent, to be paid before your sign-up appointment. This will be registered with The Tenancy Deposit Scheme (TDS).