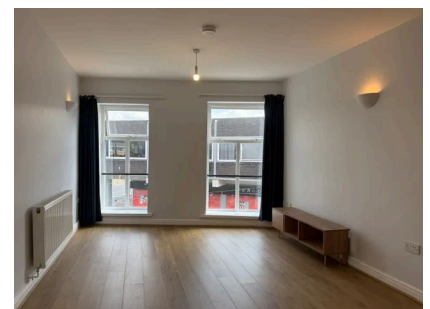




Market Street, Marple, Stockport, Cheshire

£800 pcm



Features

- Spacious One Bedroom First Floor Flat
- Allocated Parking Space
- High-gloss fitted Kitchen
- Integrated Appliances
- Laundry Cupboard
- Contemporary Bathroom
- Recently Redecorated
- Convenient Position on Marple's 'High Street'
- Unfurnished Accommodation

Full Description

A spacious and well-presented first floor, one bedroom flat with an allocated parking space in a private car park to the rear and conveniently located in the heart of Marple's pedestrian shopping district.

This fabulous property is situated in a period building with high ceilings and twin deep windows providing an abundance of natural light into the spacious open plan living room and bedroom. The features a comprehensive white high-gloss fitted kitchen with integrated appliances, a separate laundry cupboard in the hallway, cotemporary white bathroom, timber and carpet

flooring, window coverings, double glazing and gas central heating. Furthermore, a private allocated car parking space is provided within a private car park to the rear of the property.

The property is well suited for an individual or couple.

ACCOMMODATION:

The accommodation briefly comprises; Communal access control entrance door leading into a small ground floor hallway with a staggered staircase leading to the first floor. The first-floor landing provides access, via private entrance doors to two flats.

You enter this property into a spacious hallway, which provides access to all rooms, a large cloaks cupboard and further large laundry cupboard housing a separate washing machine, drier and the central heating boiler.

An open plan living room overlook Market Street through deep twin windows, which provide an abundance of natural light into this bright room. Towards one end of the living room there is a comprehensively fitted high-gloss fitted kitchen with worktops, an integrated larger fridge freezer, dishwasher and oven, hob and extractor fan.

The bedroom is a large double sized room, again with high ceilings and dual windows overlooking Market Street. There is a modern internal bathroom with 'P shaped' bath with shower and screen over, wash hand basin and WC.

An allocated car parking space is provided to the rear of the property.

LOCATION:

Flat 1, 6 Market Street is located over a retail unit within a traditional well-known building on the main pedestrian shopping area in the heart of Marple. All the village amenities are immediate to hand including local artisan shops, restaurants, bars and an Asda store, as well as being a moment walking distance to Marple Memorial Park

Marple is a popular, picturesque residential area, famous for the Marple Lock Flight on the Peak Forest canal, Marple Aqueduct, the Roman Lakes and many more countryside locations surrounding the village and neighbouring areas. Macclesfield is 9 miles away and Stockport 4 miles, where there is a connection to the M60 orbital motorway. Two railway stations serve Marple with regular commuter trains along the Manchester and Sheffield line.

REFERENCING:

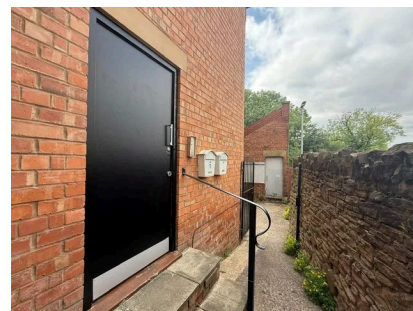
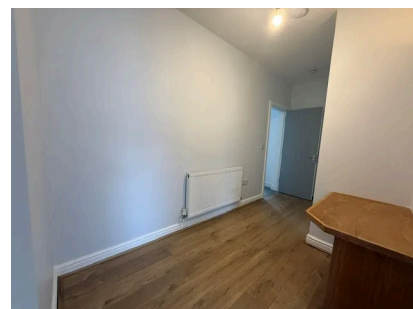
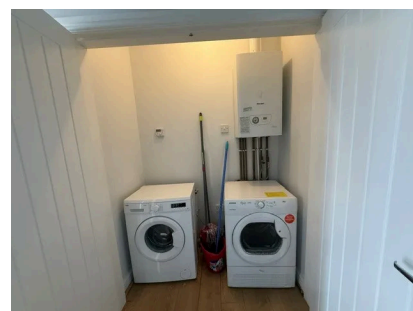
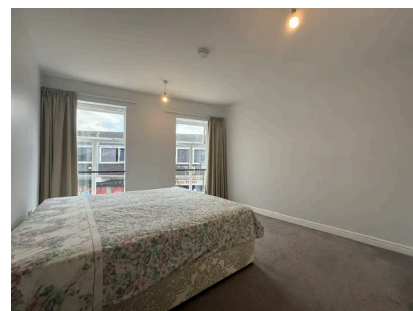
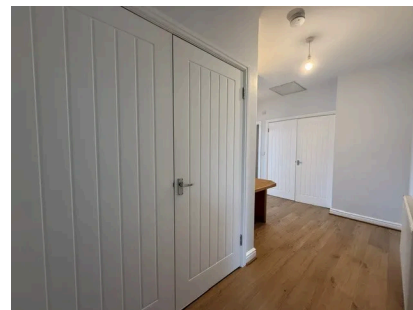
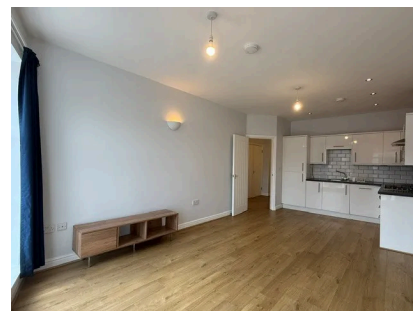
To pass professional tenancy referencing, a single or combined annual income is required to be in the region of £24,000.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £29,000 pa.

Other reference terms and conditions may apply.

IMPORTANT INFORMATION DISCLOSURE RELATING TO PROPERTY OWNERSHIP:

We advise you that the flat is part of a larger building including two flats and large retail unit. Due to retirement preparations, the owner intends to market and sell the whole freehold property as a tenanted investment property to an investor / landlord. This means the flat will be offered for sale to investors with the tenant in situ. The tenancy will remain the same. Any new owner



simply becomes the new landlord. Future access may be requested for a sale viewing.

For further information, questions or queries, please contact O'Connor Bowden.

ENERGY PERFORMANCE CERTIFICATE:
The EPC band is currently C.

COUNCIL TAX BAND:
Band: A

PROPERTY CONSTRUCTION:
Brick Walls with steel and timber flooring under a slate 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: Gas
Broadband Type: Standard / Superfast / Ultrafast Fibre
Broadband Download MBPS: Std: 19 / SF: 80 / UFF: 1000
Broadband Upload MBPS: Std: 1 / SF: 20 / UFF: 100
Mobile Signal: Voice – Yes / Data Yes
EE: 83% / Three: 80% / Vodafone: 77% / O2: 68%
Reference Checker: www.checker.ofcom.org.uk

PARKING:
An allocated car parking space provided within a private car park at the rear of the building.

KNOWN RESTRICTIONS:
Maximum number of residents/occupants: One or two.

ACCESSIBILITY:
Accessibility benefits include: Sorry, none identified.

FLOOD RISK:
Flooded in last 5 years: No
Flood Source: N/A
Flood Defences: No

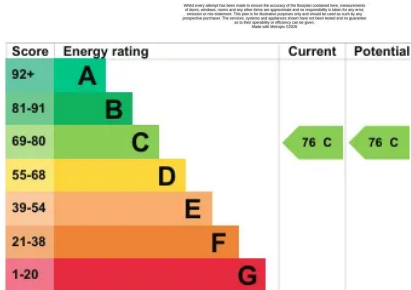
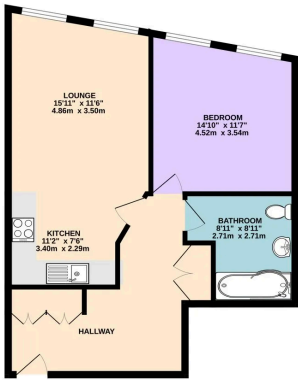
TENANCY OFFER:
The property will be offered with an Assured Periodic Tenancy agreement.

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.



GROUND FLOOR



- **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 20317

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