



## Archer House, Stockport Town Centre

£800 pcm



### Features

- TOP FLOOR 1 BEDROOM APARTMENT
- Largest Apartment Type on the Development
- Dual Aspect Lounge with Town Centre Views
- Private Car Park with Allocated Space
- Contemporary Open-Plan Accommodation
- High-Gloss Fitted Kitchen
- Integrated Appliances
- Laminate and Carpet Flooring
- Access Control Entry System
- Communal Lift and Stairs
- Unfurnished Accommodation

### Full Description

This is a fantastic opportunity to reside in a top floor contemporary styled 1 bedroom, town centre, apartment, with allocated parking and complemented by quality fixtures and fittings throughout.

The property is the largest type within the Archer House development and includes: dual aspect lounge windows with town centre views, double glazing, LED lighting, laminate flooring, kitchen area with high-gloss units,

integrated appliances with dishwasher and washing machine, modern tiled bathroom and a generous double bedroom.

The building provides a private allocated permit-controlled car parking space, access control entry system and twin lifts and stairs to all floors.

An ideal home for the young professional. **VIEWING ESSENTIAL**

**ACCOMMODATION:**

The accommodation comprises; open plan living room / kitchen / dining, double bedroom and dual access bathroom.

**LOCATION:**

Archer House is a popular residential development of 75 apartments located in the heart the town's business district.

A five- minute walk, and you'll arrive at Stockport's prime retail destinations; Merseyway Shopping Centre and Redrock Stockport, where there is a cinema, gym, bowling alley, bars, restaurants & an abundance of popular high street shops. Alternatively, you could choose to travel a few junctions along the M60 to the Trafford Centre, 'the world-renowned shopping and entertainment destination'.

For nights out and entertainment, you are minutes from Stockport's 'old town' with the charm of its 'olde-worlde' cobble stones, gaslights, and period buildings. Enjoy vintage market days, an exciting range of independent Bohemian and artisan cafés, bars, restaurants, and shops, all within easy walking distance of your doorstep!

Archer House is located adjacent to the A6, Wellington Road South, the main southern artery road leading towards Manchester City Centre. Stockport transport interchange bus terminus and main line railway station for Manchester to London is both a five-minute walk away. For drivers, the M60 orbital motorway is accessed from the town centre at junction 1, within a couple of minutes from Archer House. Manchester International Airport is approximately 8 miles away.

**REFERENCING:**

To pass professional tenancy referencing, a single or combined annual private 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 £24,000 / £28,800 pa.

Other reference terms and conditions may apply.

**ENERGY PERFORMANCE CERTIFICATE:**

The EPC band is currently D

**COUNCIL TAX BAND:**

Band: A

**PROPERTY CONSTRUCTION:**

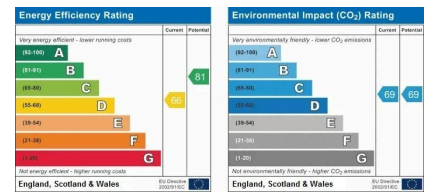
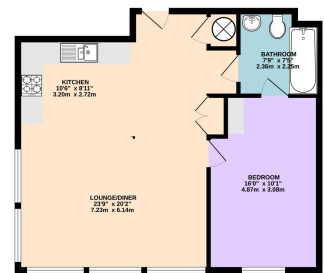
Concrete frame and roof with brick wall infill.

**ROOM SCHEDULE & MEASUREMENTS:**

Please refer to the floor plan for details.



TYPE 4



**UTILITIES:**

Payment Responsibility: Tenant

Electricity Supply: Mains Grid

Water Supply: Mains

Sewage: Mains

Heating: Electric

Broadband Type: Standard

Broadband Download MBPS: Std: 17/ SF: 0 / UFF: 0

Broadband Upload MBPS: Std: 1 / SF: 0 / UFF: 0

Mobile Signal: Voice – Yes / Data Yes EE – 86% / Three – 68% / O2 – 72% /

Vodafone – 80%

Reference Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

**PARKING:**

One allocated parking space in residents permit controlled car park.

**KNOWN RESTRICTIONS:**

Maximum number of residents/occupants: Two

The Head Lease prohibits pets from the property

**ACCESSIBILITY:**

Accessibility benefits include: Sorry, None Identified / Lift / Lateral Living /

Wet Room / Ramp Access / Suitable for Wheel chair

**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.
- 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 14506

## 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](mailto: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