



Trident Apartments, Sale, Greater Manchester

£1,150 pcm



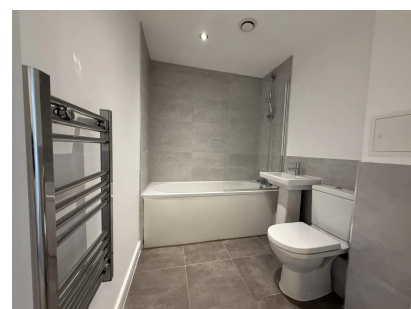
Features

- TWO DOUBLE BEDROOM APARTMENT
- First Floor Position
- High-Gloss Kitchen
- Integrated Appliances – Dishwasher & Washer/Drier
- Allocated Parking in Residents Car Park
- Flooring & Window Blinds
- Located in Heart of Sale Town Centre
- Unfurnished Accommodation

Full Description

A superb first floor two double bedroom apartment situated in a popular residential development, in a fantastic location, within the heart of Sale Town Centre.

This apartment is located Trident Apartments, offering an opportunity to reside in a very popular contemporary city living styled apartment development in one of Greater Manchester's most sought-after southern suburbs. The property is provided unfurnished with laminate and carpeted flooring, window blinds, plus a range of modern fixtures and fittings including: bathroom with a shower over the bath, high-gloss kitchen units with



integrated appliances including: a dishwasher and washer drier.

The heating is electric and there are fixed double glazed windows for extra warmth and sound benefits. A mechanical air-flow ventilation system is also installed.

ACCOMMODATION:

The accommodation briefly comprises; communal entrance area with entry access control and stairs to the first floor. The apartment is accessed off a communal corridor into an entrance hallway providing access to all rooms. There is a spacious open plan lounge / diner / kitchen, two double size bedrooms and a bathroom with WC and shower over the bath.

An allocated car parking space is provided within the residents car park.

LOCATION:

Located in the heart of Sale town centre, on Ashton Lane just 'one-block' from the main A56 Washway Road, means this development is only a short convenient walk to the town's main shopping district, major supermarkets and numerous bars, cafe bars and restaurants. The property is within easy access to Manchester city centre and the Trafford Shopping centre.

Trident Apartments is located just a short distance from the southern point of the M60 orbital motorway providing easy access to the regions motorway network. Manchester International Airport is approximately 4 miles away. Sale is also well served by the Metrolink, providing frequent services to and from Manchester and Altrincham.

REFERENCING:

To pass professional tenancy referencing, a single or combined annual private income is required to be in the region of £34,500.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £35,000 to £42,000 pa.

Other reference terms and conditions may apply.

ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently D

COUNCIL TAX BAND:

Band: B

PROPERTY CONSTRUCTION:

Concrete Frame and Build under a flat roof.

ROOM SCHEDULE & MEASUREMENTS:

Please refer to the floor plan for details.

UTILITIES:

Payment Responsibility: Tenant

Electricity Supply: Mains Grid

Water Supply: Mains

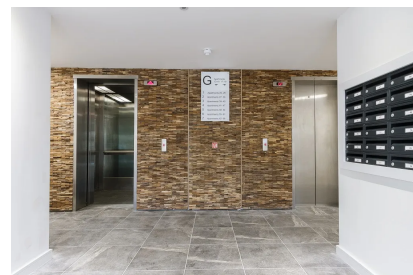
Sewage: Mains

Heating: Electric

Broadband Type: Standard / Superfast / Ultrafast Fibre

Broadband Download MBPS: Std: 18 / SF: 80 / UFF: None

Broadband Upload MBPS: Std: 1 / SF: 20 / UFF: None



Mobile Signal: Voice – Yes / Data Yes

EE – 80% / Three – 84% / O2 – 79% / Vodafone – 82%

Reference Checker: www.checker.ofcom.org.uk

PARKING:

Allocated space within the 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:

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.

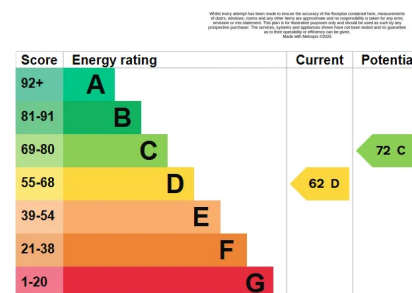
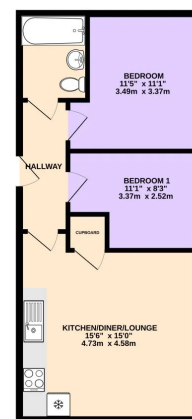
They include:

- 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.

GROUND FLOOR



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 14035

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