



## St Michaels Court, Moss Lane, Wardley, Swinton

£900 pcm



### Features

- Two Double Bedrooms
- First Floor Flat
- Access Control Entry
- Gated Car Park
- 22 ft Long Living Room
- Oak Fitted Kitchen
- Modern White Bathroom
- Popular Residential Area
- Unfurnished Accommodation

### Full Description

An unfurnished two double bedroom first flat with a parking space and access-controlled entry, located in a two-storey building within a popular residential area.

The property is well presented with a comprehensively fitted kitchen and modern white bathroom with tiled walls. Flooring, window blinds, built-in cooker hob & oven and an integrated fridge freezer are provided and the property benefits from electric heating, double glazing, access control and a parking facility.

**ACCOMMODATION:**

The accommodation briefly comprises; You access the property via a security controlled communal door leading to a staircase taking you to the first-floor open landing. The entrance door to the flat leads into an entrance vestibule, which in turn leads to a 22ft long open plan lounge with dining space and a separated Kitchen area. The kitchen is comprehensively fitted with oak style units, charcoal work tops, built-in hob & oven and an integrated fridge freezer.

Beyond the open plan living room is an inner hallway providing access to two similar sized double bedrooms and modern bathroom with a three piece suite including a panel bath with a shower over.

Outside and to the rear of the building is a gated residential car park.

**LOCATION:**

St Michaels Court is located in a desirable part of Swinton. Within walking distance from the property there is a Tesco Express and a local recreational ground and park. Slightly further afield, there are a range of mainstream branded shops such as Aldi, Asda & Morrisons supermarkets, B&M & Matalan stores and Swinton & Pendlebury Leisure centre and much more. There is a choice of popular primary and secondary schools in the immediate area.

Excellent public transport links to Manchester City centre with Moorside Train Station being a 5-minute walk away and regular bus routes being provided along Manchester Road. The M60 orbital motorway is easily accessible for convenient commuting and travel.

**REFERENCING:**

To pass professional tenancy referencing, a single or combined annual private income is required to be in the region of £27,000 pa. Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £27,000 to £33,000 pa.

Other reference terms and conditions may apply.

**ENERGY PERFORMANCE CERTIFICATE:**

The EPC band is currently B

**COUNCIL TAX BAND:**

Band: B

**PROPERTY CONSTRUCTION:**

Brick Walls / Tiled Roof

**ROOM SCHEDULE & MEASUREMENTS:**

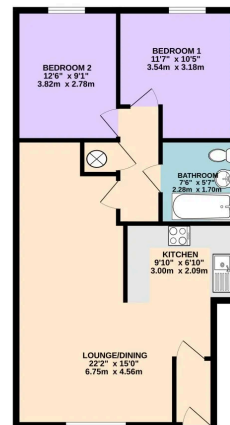
Please refer to the floor plan for details.

**UTILITIES:**

- Payment Responsibility: Tenant
- Electricity Supply: Mains Grid
- Water Supply: Mains
- Sewage: Mains
- Heating: Electric
- Broadband Type: Standard & Superfast
- Broadband Download MBPS: Std: 13 / SF: 80 / UFF: 0



GROUND FLOOR



We are pleased to have made it possible to provide the details of the property and its measurements. However, we do not warrant the accuracy of the information provided. The information is provided for your information only and should not be used as a basis for any decision. We are not responsible for any loss or damage caused by any person acting on the basis of the information provided. For more information please contact us on 0161 275 1111.

Broadband Upload MBPS: Std: 1 / SF: 20 / UFF: 0

Mobile Signal: Voice – Yes / Data Yes

O2 – 85% / Three – 82% / Vodafone – 82% / EE – 82%

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

#### PARKING:

Parking for one car is available in the residents car park.

#### KNOWN RESTRICTIONS:

Maximum number of residents/occupants: Four, preferably two.

#### ACCESSIBILITY:

Accessibility benefits include: Lateral Living once in the property. (communal stairs to first floor)

#### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87   B	87   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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 20311

## 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