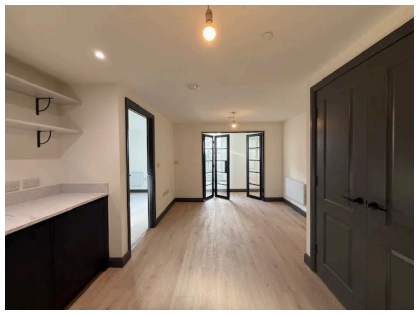
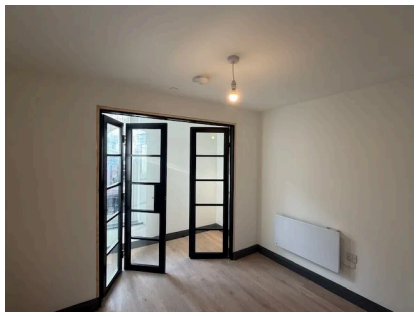
Albion House, Little Underbank, Stockport Town Centre

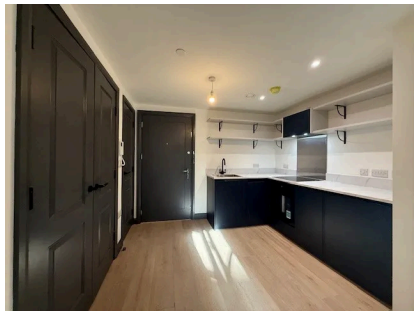
£1,150 pcm

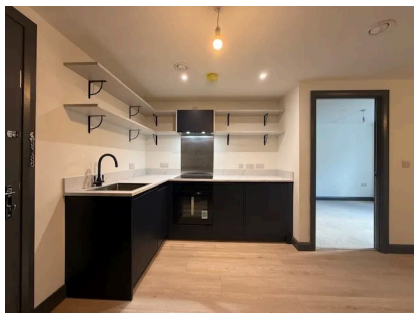












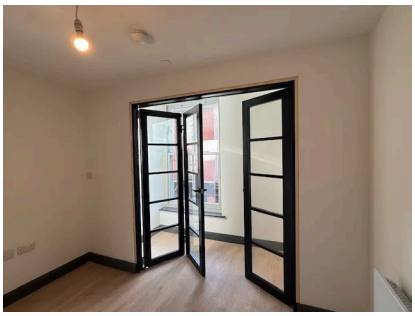
Features

- One Bedroom First Floor Apartment
- New Build Development in Historic Old Town
- Study / Winter Garden Room
- TRIPLE GLAZING
- EPC Band A
- Matt Black Kitchen with Ice White Worktops
- Integrated Appliances
- Contemporary Bathroom
- Flooring & Window Blinds
- Lift, Stairs & Access Control
- Cycle Storage
- Unfurnished

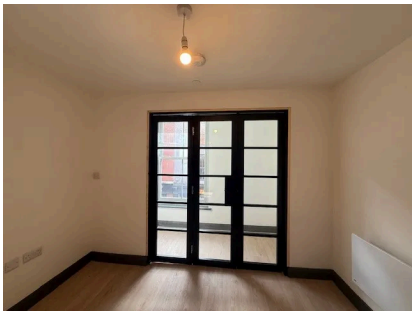
Full Description

A spectacular brand-new first floor one-bedroom unfurnished apartment positioned in the heart of Stockport's historic old town conservation and pedestrian area, with a plethora of popular destination bars, cafes, restaurants and boutique shops immediately on hand.

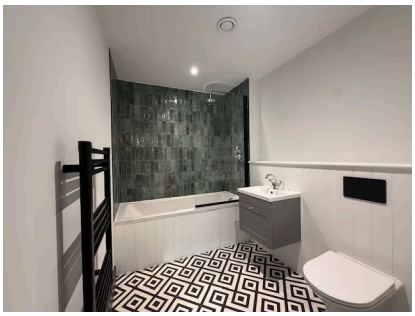
This stylish property has just been completed and is offered with a well-designed kitchen with integrated appliances, a contemporary bathroom with feature wall tiling, flooring and window blinds. Triple-glazed windows help to ensure quiet living and to keep this home warm and cozy, as well as contributing to an EPC band A rating, representing the highest level of energy efficiency.



A particular feature of this fashionable apartment is a small annex to the open plan living room, a perfect space for use as a home study or workstation or perhaps a winter garden room ideal for growing plants, relaxing listening to your favorite music or reading a book!

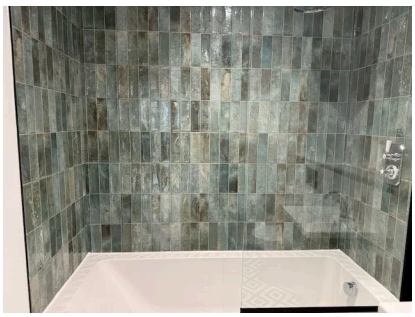


ACCOMMODATION:
The accommodation briefly comprises; An access controlled communal entrance is located on Little Underbank, next to the popular Alfredos Italian Restaurant. The communal entrance provides access to a residents cycle store, stairs and a lift to all floors.



Through the apartment private entrance door, you enter the open plan living room with light timber effect flooring. A useful storage cupboard provides space for coats and a vacuum cleaner, and an additional large utility cupboard houses the water boiler and a washing machine.

The open plan living room boasts a stylish designed kitchen area with matt black units and contrasting ice white worktops, complimented with a stainless cooker splash back and inset stainless sink with black taps. Integrated appliances include built-in cooker hob with extractor fan and light over, electric oven and grill, integral dishwasher and fridge with freezer box.



Beyond the kitchen area is the bright lounge, an ideal space for soft furnishings. At the end of the room, fashionable glazed black framed concertina doors open onto the useful small study / winter garden room with a triple glazed sash window.

A double size bedroom with carpeting and triple glazed sash window provides ample space for bedroom furnishings.



The contemporary bathroom is fitted with a three-piece suite comprising bath with rain shower and feature wall tiling. There is a wall hung vanity wash hand basin, concealed cistern WC, black electric towel rail and geometric floor tiling.

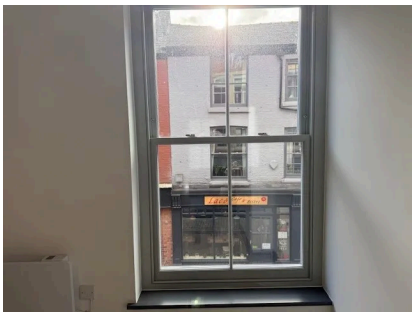
LOCATION:
Albion House is situated along Little Underbank in the very heart of Stockport town centre historic old town, pedestrianised conversation area. Brimming with character, cobbled street, twisting alley ways and old charming buildings, this desirable location is a destination hub for boutique shopping, artisan café bars, restaurants, live music and regular events food and music events and festivals throughout the year – all on your doorstep!



The apartment is adjacent to and in easy walking distance to Stockport's main shopping centre as well as entertainment and leisure pursuits such as the Light's 12 screen cinema complex, bowling, gyms and interactive darts to name a few. Alternatively, you could choose to travel a few junctions along the M60 to the Trafford Centre, 'the world-renowned shopping and entertainment destination'.

The main southern artery road (A6) leading into Manchester City Centre,

runs through the town centre. Stockport transport interchange bus terminus and main line railway station for Manchester to London are a few minutes' walk away. For drivers, the M60 orbital motorway is accessed from the town centre at junction 1. Manchester International Airport is approximately 8 miles away.



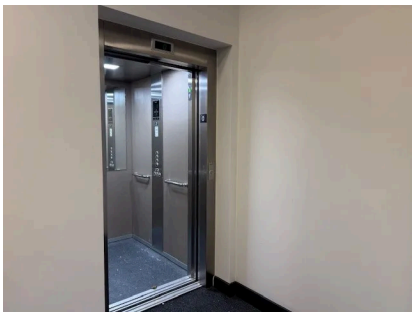
REFERENCING:
To pass professional tenancy referencing, a single or combined annual income is required to be in the region of £33,000.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £39,000 pa.



Other reference terms and conditions may apply.

ENERGY PERFORMANCE CERTIFICATE:
The EPC band is currently A



COUNCIL TAX BAND:
Band: B (New Build so TBC).

PROPERTY CONSTRUCTION:
Brick walls and a tiled and 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: 16 / SF: 80 / UFF: 1000
Broadband Upload MBPS: Std: 1 / SF: 20 / UFF: 1000
Mobile Signal: Voice – Yes / Data Yes
EE: 89% / Vodafone: 87% / Three: 83% / O2: 79%.
Reference Checker: www.checker.ofcom.org.uk



PARKING:
No Parking.
(Note: Residents may qualify for a Resident Permit scheme operated by Stockport MBC for nominated local town centre car parks. More details on request).



KNOWN RESTRICTIONS:
Maximum number of residents/occupants: One / Two.

ACCESSIBILITY:
Accessibility benefits include: Lift & 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.

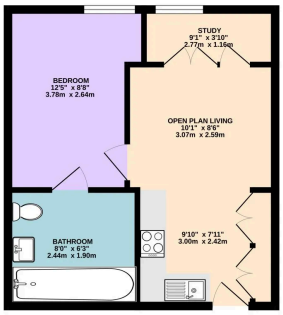
CLIENT MONEY PROTECTION:
Client Money Protection membership with Client Money Protect.
Membership Number CMP011130O

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 20320

GROUND FLOOR





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 statuary 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