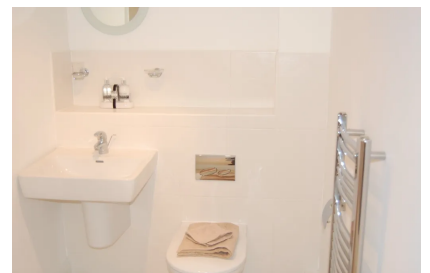




Linen Quarter, Denmark Road, Manchester

£1,050 pcm



Features

- Spacious One Bedroom Apartment
- Ground Floor Position
- Gated Development with Access Control
- Secure Allocated Car Parking
- Modern Fixtures & Fittings
- Residents Communal Garden
- Close to City Centre
- Close to University Campus
- Close to Manchester Royal Infirmary
- Furnished Accommodation

Full Description

A modern one bedroomed ground floor furnished apartment with parking within a secure gated development, located close to the University Campus & Manchester Royal Infirmary as well being extremely convenient Manchester City Centre.

This is a stylish one-bedroom furnished apartment that is well presented and features an open plan living room incorporating a contemporary fitted kitchen with built-in appliances, modern bathroom fittings, access control, electric

heating, double glazing, an allocated parking space and use of a shared residents raised garden.

ACCOMMODATION:

The accommodation briefly comprises: communal entrance; entrance hallway with storage cupboard and access to all rooms, an open plan living area with modern fitted kitchen area, a double bedroom and a separate bathroom/WC with a shower above the bath.

LOCATION:

The apartment is located on the ever popular 'Linen Quarter' development, just off Oxford Road, on the southern edge of the city centre. The Linen Quarter is within a moment walking distance to Whitworth Park, Manchester Royal Infirmary and Central Manchester University Hospitals and many related medical faculties. The property is also close to Manchester's University City Centre and Fallowfield campus, as well as all the facilities available within Manchester city centre.

REFERENCING:

To pass professional tenancy referencing, a single or combined annual private income is required to be in the region of £31,500.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £31,500 to £37,800 pa.

Other reference terms and conditions may apply.

ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently C

COUNCIL TAX BAND:

Band: B

PROPERTY CONSTRUCTION:

Brick & Concrete / Steel Walls / Flat Concrete 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: 15 / SF: 75 / UFF: 0

Broadband Upload MBPS: Std: 1 / SF: 18 / UFF: 0

Mobile Signal: Voice – Yes / Data Yes

EE – 81% / Three – 62% / O2 – 78% / Vodafone – 77%

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

PARKING:

An Allocated Parking Space is provided in the Residents Car Park, with Permit & Access Control.

RESTRICTIONS:

Maximum number of residents/occupants: Three



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:

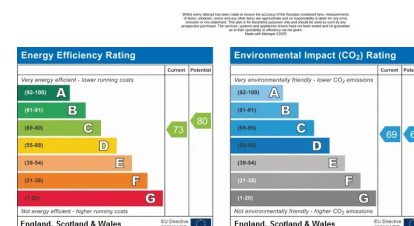
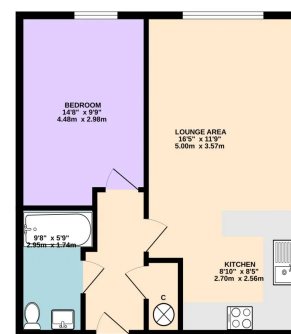
- Right to Rent - O'Connor Bowden will arrange Right to Rent in the UK checks, which will be completed via our referencing agency before a tenancy can be offered or granted.
- All applicant tenants or occupiers at the age of 18 or over, must provide original relevant identification documents providing proof of identification and proof of residency at the point of submitting an application to rent.

VIEWING ARRANGEMENTS:

Viewing is strictly by appointment. Please give us a call to arrange a viewing.

WEBSITE REFERENCE:

Number 13118



Contact Us

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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