



Montana House, Manchester City Centre

£1,300 pcm



Features

- Eighth Floor Apartment
- Small Balcony
- New Décor & Flooring
- Two Double Bedrooms
- Ensuite Shower Room
- Bathroom with Shower over Bath
- Close to Manchester University
- Furnished

Full Description

A superb two double bedroom, two bathroom furnished city centre apartment with the added benefit of a small balcony, positioned on the eighth floor of a popular southern gateway residential development.

The apartment is well presented with a good standard of decoration and benefits from recent refreshment. The property provides access control entry, communal staircases and lifts, double glazing and electric heating. Being positioned on the upper levels of this quality building, the rooms within the apartment receive a degree of natural light, as well as offering some great city views.

ACCOMMODATION:

The accommodation briefly comprises: Communal access-controlled entrance with staircase and lift leading to the eighth-floor landing.

On entering the apartment, the hallway provides access to all rooms. There is an open-plan lounge with dining area and access to the kitchen. The lounge has a glazed door leading onto a small balcony. The kitchen is fitted with a range of timber cupboards and worktop surfaces, and provides appliances including oven and cooker hob, washing machine, fridge and a freezer.

There are two double bedrooms. The principal bedroom has an ensuite shower room and there is a larger separate bathroom with a shower over the bath.

LOCATION:

Montana House is a popular apartment building, located on Princess Street close to many of the city centre University buildings, popular bars and nightlife spots as well as being so convenient for many parts of the city centre including Piccadilly and Oxford stations. The position of the apartment makes it an ideal home for students or young professionals alike.

REFERENCING:

To pass professional tenancy referencing, a single or combined annual private income is required to be in the region of £39,000.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £39,000 to £48,000 pa.

Other reference terms and conditions may apply.

ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently C

COUNCIL TAX BAND:

Band: D

PROPERTY CONSTRUCTION:

Steel & Concrete frame with brick clad walls and flat concrete roof.
(EWS1 Certificate. Building Cladding has been recently updated)

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 & Ultrafast Fibre

Broadband Download MBPS: Std: 9 / SF: 0 / UFF: 1000

Broadband Upload MBPS: Std: 0.9 / SF: 0 / UFF: 1000

Mobile Signal: Voice – Yes / Data Yes

EE – 85% / Three – 68% / O2 – 75% / Vodafone – 76%

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



PARKING:

No Parking

RESTRICTIONS:

Maximum number of residents/occupants: Two

The Head Lease prohibits pets from the property

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:

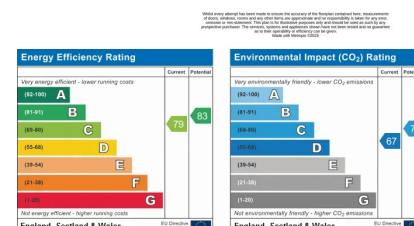
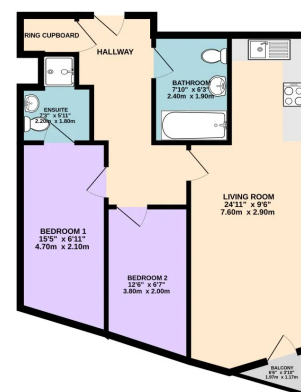
- Right to Rent - O'Connor Bowden will arrange Right to Rent in the UK checks, which will be completed via our referencing agency before a tenancy can be offered or granted.
- All applicant tenants or occupiers at the age of 18 or over, must provide original relevant identification documents providing 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 CMP0111300

GROUND FLOOR



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 13535

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