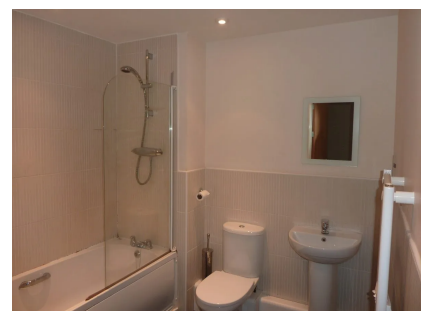




The Decks, Lock 3, Runcorn, Cheshire

£700 pcm



Features

- FIFTH FLOOR
- One-Bedroom Contemporary Apartment
- Stunning Waterside Views
- Allocated Parking Space
- Black Gloss Contemporary Kitchen
- Integrated Kitchen Appliances
- Popular Waterside Development
- Convenient Town Centre Location
- Furnished Accommodation

Full Description

A fifth floor, one bedroomed, contemporary waterside apartment set within a very popular residential development with stunning waterfront views.

This fabulous home is situated on the fifth floor, within Lock 3, on the popular development known as The Decks, on the edge of Runcorn town centre. The Decks is a spectacular waterside residential complex built to resemble six marine vessels alongside the bankside of the Manchester Ship Canal and River Mersey.

This apartment provides many benefits for the new occupier including modern furnishing items, flooring, window blinds, electric heating, double glazing, access control intercom to the secure communal entrance door with a communal staircase and lift leading to the apartment floor. The kitchen is part of an open-plan living room and is finished with light grey units with gloss black doors, complemented by dark grey worktops with tiled splash back and built-in appliances. The bathroom is modern with a shower over the bath and wall tiling.

ACCOMMODATION:

The accommodation briefly comprises;

The communal access-controlled communal entrance provides a staircase and a lift to the fifth-floor landing.

The apartment entrance hallway gives access to all rooms and provides a storage cupboard, which also houses the hot water cylinder.

The open plan living quarters provide a lounge area with space for sofas, dining table and chairs. The kitchen is towards the back of the room, with contemporary two-tone grey coloured fitted cupboards with striking gloss black fronts. Built-in appliances including oven and hob, fridge / freezer, and washer/dryer. There is a double sized bedrooms and a separate bathroom with a shower over the bath.

Outside the development is set within landscaped waterside grounds with a resident car park. This apartment has an allocated parking space.

LOCATION:

The design and position of The Deck development meet all the requirements of today's modern day cosmopolitan lifestyle desires. Enjoying a great location, being only a few minutes from Runcorn town centre and yet within easy reach of Liverpool John Lennon Airport, Liverpool, Manchester and Chester city centres thereby making this apartment ideally placed for the business commute or evening and weekend entertainment and pleasure.

REFERENCING:

To pass professional tenancy referencing, a single or combined annual income is required to be in the region of £21,000.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £26,000 pa.

Other reference terms and conditions may apply.

ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently C.

COUNCIL TAX BAND:

Band: A

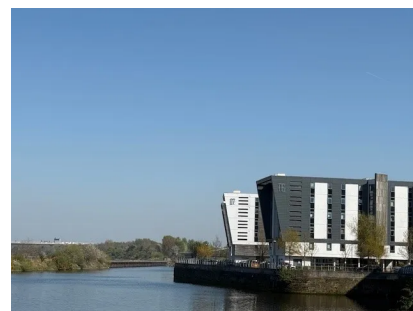
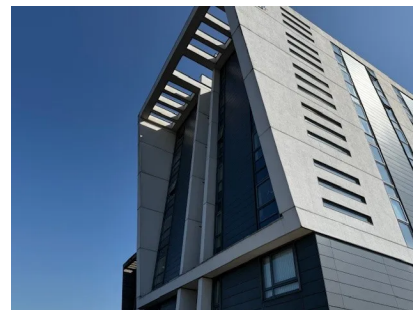
PROPERTY CONSTRUCTION:

Concrete Frame, floors and roof with curtain walling and cladding walls.

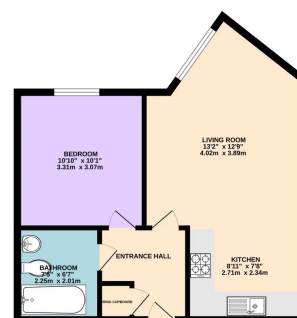
ROOM SCHEDULE & MEASUREMENTS:

Please refer to the floor plan for details.

UTILITIES:

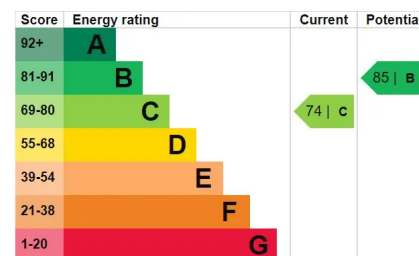


GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 456 sq.ft. (42.4 sq.m.) approx.
This floor plan is a guide only and is not intended to be used as a basis for any legal proceedings. The actual layout and measurements may vary slightly from those shown on the plan.

Payment Responsibility: Tenant
 Electricity Supply: Mains Grid
 Water Supply: Mains
 Sewage: Mains
 Heating: Gas / 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 – 87% / Three – 86% / O2 – 78% / Vodafone – 86%
 Reference Checker: www.checker.ofcom.org.uk



PARKING:

There is a permit operated residents car park with one allocated space for this property, with a designated space number.

NB: The whole development and this building are currently undergoing external improvement works. This means the allocated parking space may have restricted use for a brief period. If this occurs, alternative car parking provision will be made on or next to the site.

KNOWN RESTRICTIONS:

Important Notice about External Building Works & Cladding Improvements. External cladding replacement works are in the process of being completed throughout the whole development during 2026 to 2028. This means there may be periods where scaffolding is installed at the building and at times in front of windows.

Occupancy. Maximum number of residents/occupants: Two people.

Pets. The Head Lease prohibits pets at 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.

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 13499

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