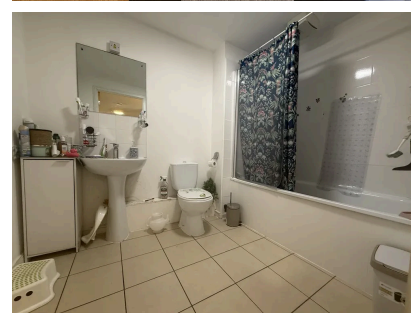
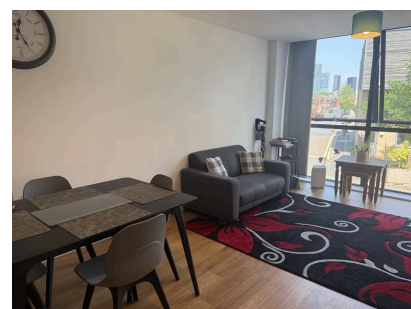




Poplar Court, Whalley Range, Manchester

£1,100 pcm



Features

- TWO DOUBLE BEDROOMS
- First Floor Apartment
- Resident Car Parking
- Open Plan Contemporary Living
- Fitted Kitchen with Appliances
- Double Glazing & Electric Heating
- Walking Distance to City Centre
- Close to University Campus and Hospitals
- Furnished

Full Description

This is a fabulous contemporary 2 double bedroom, first floor apartment located on the edge of the city's southern gateway, within walking distance of Hulme High Street, the University campus and South Manchester Hospitals.

The property provides modern living standards with the benefits of; main furniture items, neutral decoration, a modern open-plan fitted Kitchen with appliances; 2 double bedrooms, electric heating, double glazing & residents car parking.

ACCOMMODATION:

The accommodation briefly comprises, Communal Entrance. Private Entrance Hallway containing a store cupboard and providing access to all rooms. An open-plan Living Room and Kitchen area with tiles and timber flooring. The kitchen is fitted with main appliances. There are two well-proportioned bedrooms, both with double beds and a shared Bathroom with WC and a shower over bath.

LOCATION:

The apartment building is conveniently positioned adjacent to Asda Superstore and many other retail outlets and amenities positioned along Hulme High Street. The property is also within close proximity and walking distance to Manchester city centre, the University campus and the South Manchester Hospitals and numerous associated medical service businesses within the vicinity.

Being next to main southern road artery, Princess Road, public transport links around the city centre are plentiful and for drivers, the main road networks allowing easy access to the inner ring road, the M602, M62 & M56 motorways.

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 £33,000 to £38,000 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 Walls / Flat Roof

ROOM SCHEDULE & MEASUREMENTS:

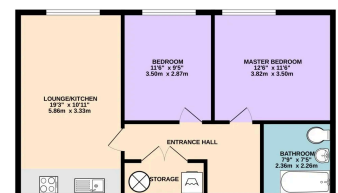
- Open Plan Living Area: 7.0m x 3.7m
- Bedroom One: 4.2m x 3.0m
- Bedroom Two: 4.2m x 2.4m
- Bathroom: 2.6m x 2.0m

UTILITIES:

- Payment Responsibility: Tenant
- Electricity Supply: Mains Grid
- Water Supply: Mains
- Sewage: Mains
- Heating: Electric
- Broadband Type: Standard / Superfast
- Broadband Download MBPS: Std: 17 / SF: 80 / UFF: None
- Broadband Upload MBPS: Std: 1 / SF: 20 / UFF: None
- Mobile Signal: Voice – Yes / Data Yes
- EE – 88% / Three – 79% / O2 – 77% / Vodaphone – 82%
- Reference Checker: www.checker.ofcom.org.uk



GROUND FLOOR



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PARKING:

Residents Car Park

RESTRICTIONS:

Maximum number of residents/occupants: Two Preferred

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:

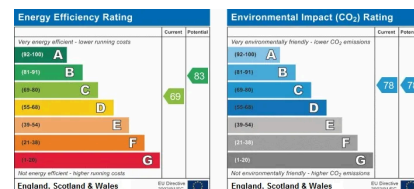
- Full Tenancy Deposit: A refundable custodial Tenancy Deposit capped at no more than five weeks' rent: £ POA.
- Tenancy Deposit Bond Premium (Optional): One off payment equal to one weeks rent: £ POA.
- Changes to Tenancy: A payment to change the tenancy when requested by the Tenant and ONLY if agreed 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.

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:

13035

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