City Link, Hessel Street, Salford

£950 pcm













Features

- Two Bedroom Ground Floor Apartment
- Glazed Doors to a Small Patio Area
- Residents Parking
- Access Control Entry
- Open Plan Living Area
- Close to Weaste Metrolink Station
- Near to Salford Quay & Media City
- Unfurnished Apartment

Full Description

An immaculate modern two double bedroom ground floor unfurnished apartment with small patio area and car parking.

This purpose-built well-presented apartment is situated in the popular City Link development and is offered for rent with many benefits including electric heating, double glazing, access control entry, a small outside patio area, car parking and a fitted kitchen with appliances.

ACCOMMODATION:
The accommodation briefly comprises; Communal entrance area and

hallways leading to the apartment. The private entrance hallway provides access to all rooms and contains a storage cupboard housing the hot water cylinder. An open plan living area with a lounge leading to double glazed patio doors which open onto a small private patio providing the benefit of some personal outdoor space.

The kitchen is positioned to the opposite end of the lounge and is fitted with a range of timber wall and base cupboards with a contrasting grey worktop. There is a built-in cooker hob and oven, washing machine and fridge freezer.

There are two double sized bedrooms and bathroom with a modern suite. The development is set within communal landscaped grounds with a residents car park.

LOCATION:
With City Link being positioned opposite Weate Metrolink Tram Stop, the apartment is conveniently located for commuting into Manchester City Centre, Salford Quays and Media City. There are further beneficial transport links, being close to the junction with the M602 and the M60 motorway networks.

The apartment is within easy distance of many amenities from local convenience stores to major retailers. Eccles Town Centre, Salford City Centre, Salford Quays, Media City, Salford Royal Hospital and Trafford Park are all within walking distance or a short drive away.

REFERENCING:
To pass professional tenancy referencing, a single or combined annual income is required to be in the region of £32,000.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £32,000 & £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:
Please refer to the floor plan.

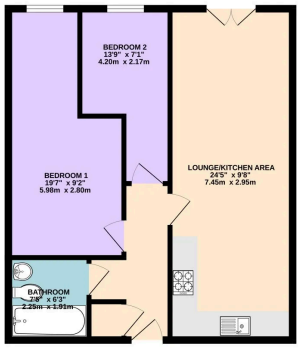
UTILITIES:
Payment Responsibility: Tenant
Electricity Supply: Mains Grid
Water Supply: Mains
Sewage: Mains
Heating: Electric
Broadband Type: Standard & Ultrafast Fibre. No Superfast.
Broadband Download MBPS: Std: 6 / SF: 0 / UFF: 1,000
Broadband Upload MBPS: Std: 0.7 / SF: 0 / UFF: 1,000
Mobile Signal: Voice – Yes / Data Yes
EE – 88% / Three – 87% / O2 – 87% / Vodaphone – 80%

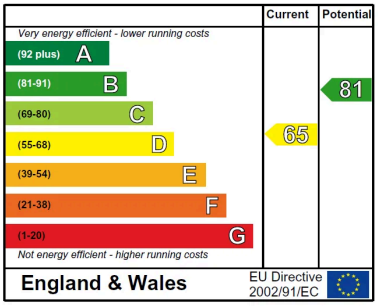






GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.





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

PARKING:
Residents Car Park. Spaces are Not Allocated.

KNOWN RESTRICTIONS:
Maximum number of residents/occupants: Two

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 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 13073

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