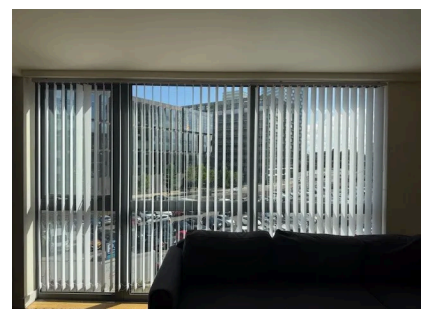
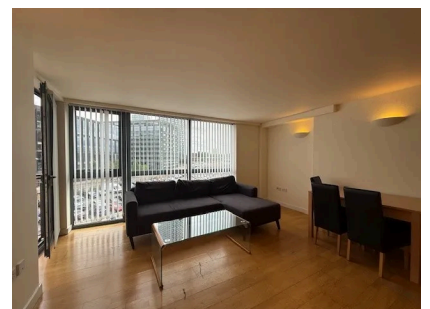
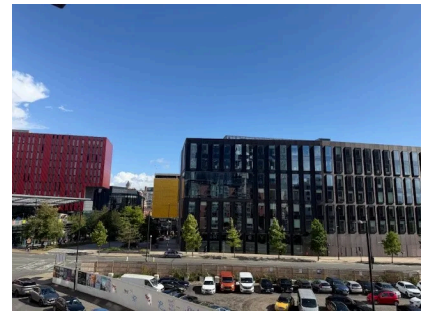
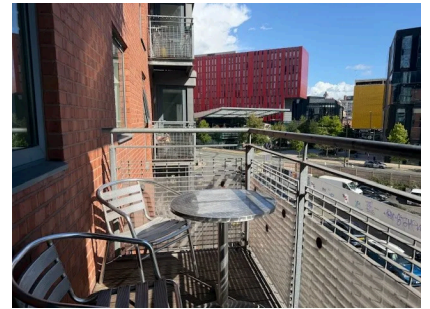




The Nile, Manchester City Centre

£1,250 pcm



Features

- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- PARKING - Secure Underground Car Park
- Third Floor Apartment
- Walk-on Balcony
- Access Control & Lifts
- Fabulous Location
- Close to Deansgate Station
- Furnished

Full Description

A fabulous 2 double bedroomed, 2-bathroom, third-floor apartment with balcony and underground parking, situated within an established and popular residential building in a prime location and within easy walking distance to Deansgate station.

With its well-proportioned room sizes, 2 double bedrooms and 2 bathrooms, this spacious 63m2 apartment is ideal for the single occupier, a couple or sharers alike. Features include; a large floor to ceiling, wall to wall glazed window to the living area, a walk-on balcony with south facing views, fitted

kitchen with integrated appliances, electric heating, double glazing, access control intercom, lift and staircase access from the communal area and a range of furniture items.

ACCOMMODATION:

The accommodation briefly comprises; From the third-floor communal landing, you enter the apartment into a long 'dogleg' hallway providing access to all rooms. The hallway provides a useful store cupboard housing the electric water heating boiler.

A spacious and bright south facing open plan living room is complemented by a large floor to ceiling, wall to wall double glazed window with blinds. The lounge area is furnished with a grey 'L-shaped' sofa, dining table with four chairs, a desk and a useful shelving unit. The kitchen area is within the living room, fitted with a range of units with work tops, wall cupboards and shelving. There is a built-in electric cooking hob, electric oven and grill. An integrated washer drier, dishwasher and larger fridge freezer is provided. A secondary freestanding larger fridge freezer is also available.

A glazed door leads from the living room onto a walk-on balcony, furnished with two chairs and a small bistro table. An ideal outside space for a morning coffee or a relaxing evening drink!

Both bedrooms are also south facing. The master bedroom is furnished with a double bed, bed side drawers and wardrobe. An ensuite shower is provided with tiled walls and flooring, shower cubicle, wash hand basin and WC. The smaller second bedroom is provided with a double bed, wardrobe and drawer unit. A separate bathroom benefits from tiled wall and flooring, a full-size bath with shower over, wash hand basin and WC.

The property is accessed through a security gate leading into a courtyard and security-controlled door to the building. An allocated parking space is provided on level -2 of the secure underground car park provided with the development complex.

LOCATION:

Situated in a prime location between the new and highly fashionable Skyscraper district of Jacksons Wharf and the established and much sought after area of Deansgate. The Nile is in the heart of Manchester city centre, making this apartment perfect to avail of the amenities provided within the immediate neighbourhood and the many desirable nearby shops, bars, entertainment amenities and restaurants.

The Nile is part of a larger residential complex, positioned to the side of the inner ring road, making for easy access out of the south and west side of city centre and onto the motorway network. Deansgate train and tram station is approximately, two-minute walking distance.

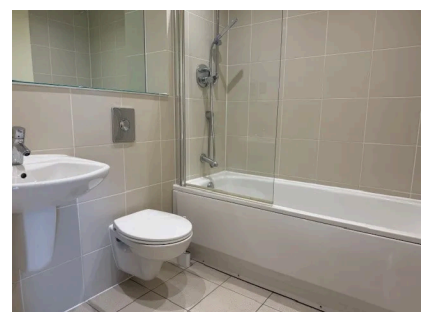
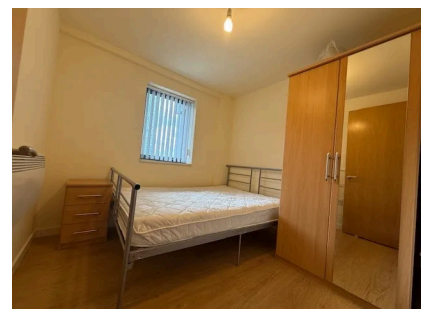
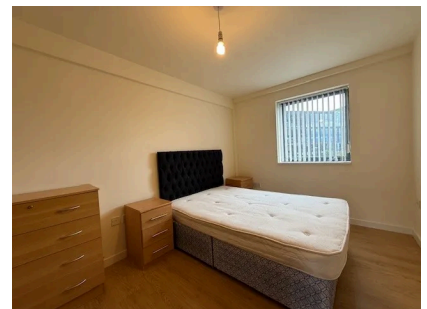
REFERENCING:

To pass professional tenancy referencing, a single or combined annual private income is required to be in the region of £37,000.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £37,000 to £47,000 pa.

Other reference terms and conditions may apply.

ENERGY PERFORMANCE CERTIFICATE:



The EPC band is currently C

COUNCIL TAX BAND:

Band: D

PROPERTY CONSTRUCTION:

Concrete framed building with brick walling inserts.

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: 15 / SF: 0 / UFF: 1000

Broadband Upload MBPS: Std: 1 / SF: 0 / UFF: 1000

Mobile Signal: Voice – Yes / Data Yes

EE – 82% / Three – 58% / O2 – 77% / Vodafone – 74%

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

PARKING:

Allocated Parking in the Residents Underground Car Park.

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 hold 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 20300

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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