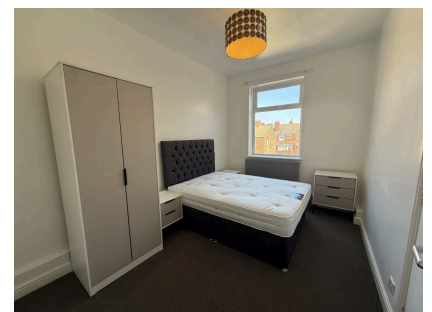


Ash Grove, Longsight, Manchester

£775 pcm



Features

- NEW BATHROOM SUITE
- First Floor 1 Bedroom Flat
- Intercom Entry
- Period Property with only Three Flats
- Gas Central Heating
- Double Glazing
- Cul-de-sac Position
- Popular Residential Area
- Walking Distance to Manchester Royal Infirmary
- Furnished Accommodation

Full Description

A one-bedroom first floor furnished flat situated within a converted period development of three similar apartments within a popular and convenient cul-de-sac location. A NEW BATHROOM SUITE IS CURRENTLY BEING FITTED.

The property is accessed by an intercom entry system to the communal door and benefits from gas central heating and double-glazed windows. The property is furnished with main items including sofa's, a bed and appliances.

Carpet flooring is provided to the living room and bedroom, with vinyl flooring to the kitchen and bathroom.

ACCOMMODATION:

The accommodation briefly comprises; The property is access through an accessed control communal ground floor entrance door, which services all three flats in the building. A staircase takes you to a first floor landing and private entrance door for the flat. The property has a hallway with a useful storage cupboard and provides access to all rooms. The living room with kitchen area is dual windowed room to the front of the building. The kitchen area can be separated by a door and is fitted with a range of white finished units with charcoal grey worktops. A double bedroom over looks the rear of the property as does the adjacent bathroom with a three-piece suite, with shower taps and screen over the bath.

LOCATION:

The property is situated just off the junction on Stockport Road and Plymouth Grove, positioned within a cul-de-sac in a popular residential area. Commuting into the city centre is convenient either along Stockport Road A6 or Upper Brooks Street A34. The property is close to the University of Manchester campus and within walking distance to Manchester Royal Infirmary and numerous other associated hospitals and medical facilities.

REFERENCING:

To pass professional tenancy referencing, a single or combined annual private income is required to be in the region of £24,000.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £28,500 pa.

Other reference terms and conditions may apply.

ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently D

COUNCIL TAX BAND:

Band: A

PROPERTY CONSTRUCTION:

The building is brick walls under a slate pitched roof.

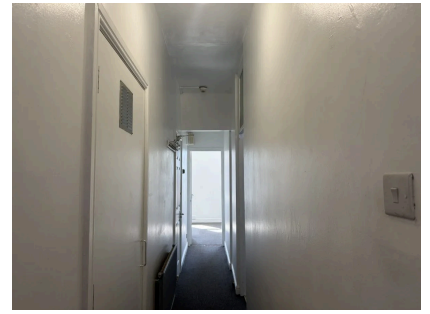
ROOM SCHEDULE & MEASUREMENTS:

Please refer to the floor plan for details.

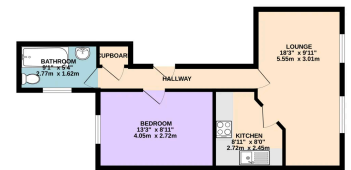
UTILITIES:

- Payment Responsibility: Tenant
- Electricity Supply: Mains Grid
- Water Supply: Mains
- Sewage: Mains
- Heating: Gas
- Broadband Type: Standard / Superfast / Ultrafast Fibre
- Broadband Download MBPS: Std: 18 / SF: 78 / UFF: 2000
- Broadband Upload MBPS: Std: 1 / SF: 20 / UFF: 2000
- Mobile Signal: Voice – Yes / Data Yes
- EE – 85% / Three – 80% / O2 – 76% / Vodafone – 87%
- Reference Checker: www.checker.ofcom.org.uk

PARKING:



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

No Parking Provided. Roadside parking is possible.

KNOWN RESTRICTIONS:

Maximum number of residents/occupants: Two

ACCESSIBILITY:

Accessibility benefits include: Sorry, None Identified

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 20312

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