



Welcroft Street, Stockport, Greater Manchester

£850 pcm



Features

- Well Presented One Bedroom Flat
- First Floor Position
- White Gloss Kitchen with Appliances
- One Double Bedroom
- Modern Shower Room
- Close to Rail, Transport Interchange & Motorway
- Town Centre Location
- Furnished Accommodation

Full Description

A fabulous one bedroom furnished first floor flat conveniently situated just off Middle Hillgate within easy walking distance to Stockport town centre.

The property benefits from a contemporary furnished interior with a white high gloss fitted kitchen including appliances, a contemporary finished shower room, gas central heating and double glazed windows.

This is an ideal property for a busy professional person or couple, perhaps working within Stockport town centre or the surrounding local area, with the need for a convenient commute by rail, bus or the motorway networks.



ACCOMMODATION:

The accommodation briefly comprises: an entrance hall with stairs to the first floor with carpeting and access to all rooms. There is an open plan living room / kitchen with space for lounge seating, a dining table and a modern fitted kitchen. The kitchen is fitted with white high gloss units complimented by a black work surface and a range of appliances including: an under-unit fridge with ice compartment, washer/dryer, electric fan oven & grill, gas hob & extractor hood. There is a double-sized bedroom. The bathroom is fitted as a contemporary shower room with WC, wash hand basin and an enclosed shower cubicle with grey brick styles tiling.

LOCATION:

The property is situated just off Middle Hillgate, within easy walking distance to Stockport town centre which provides a range of prime retail and leisure amenities including: Merseyway Shopping Centre and Redrock Stockport, cinema, gym, bowling alley, bars, restaurants & an abundance of popular high street shops. You are only minutes from the entertainment hotspot of Stockport's 'old town' with the charm of its 'olde-worlde' cobble stones, gaslights, and period buildings. Enjoy vintage market days, an exciting range of independent Bohemian and artisan cafés, bars, restaurants, and shops, all within easy walking distance of your doorstep!

Welcroft Street is positioned close to the A6, Wellington Road South, the main southern artery road leading towards Manchester City Centre from Stockport. Stockport transport interchange and main line railway station for Manchester to London is both a few minutes' walk away. For drivers, the M60 orbital motorway is accessed from the town centre at junction 1. Manchester International Airport is approximately 8 miles away.

REFERENCING:

To pass professional tenancy referencing, a single or combined annual private income is required to be in the region of £26,000.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £26,000 to £31,000 pa.

Other reference terms and conditions may apply.

ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently D

COUNCIL TAX BAND:

Band: A

PROPERTY CONSTRUCTION:

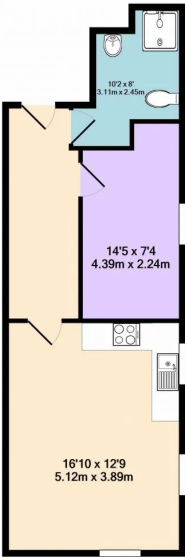
The building is traditional brick wall construction under a slate pitched roof.

ROOM SCHEDULE & MEASUREMENTS:

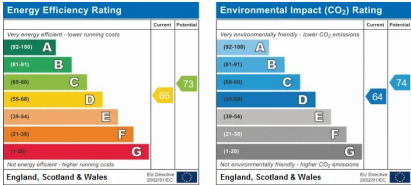
Please refer to the floor plan for details.

UTILITIES:

- Payment Responsibility: Tenant
- Electricity Supply: Mains Grid
- Water Supply: Mains
- Sewage: Mains
- Heating: Gas



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Broadband Type: Standard & Superfast.
Broadband Download MBPS: Std: 17 / SF: 80
Broadband Upload MBPS: Std: 1 / SF: 20
Mobile Signal: Voice – Yes / Data Yes
EE – 89% / Three – 83% / O2 – 79% / Vodafone – 87%
Reference Checker: www.checker.ofcom.org.uk

PARKING:

No Parking Provided.

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.

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 20147

Contact Us**O'Connor Bowden | Lettings, Management & Sales - Manchester and Cheshire**

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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