



STANLEY GROVE, GORTON, MANCHESTER, M18



*** GROUND FLOOR STUDIO FLAT *** ALL ELECTRIC FLAT *** DOUBLE GLAZED ***
 BORDER OF LONGSIGHT & GORTON *** WALKING DISTANCE TO LONGSIGHT
 MARKET *** LOCAL AMENITIES AT DOORSTEP *** AVAILABLE NOW ***

£695 pcm GROUND FLOOR STUDIO FLAT





Welcome to this immaculate flat, available to let in a highly sought-after location, nestled on the border of Longsight and Gorton. This delightful property promises comfortable living with its well-considered layout and generous space.

This studio flat is perfect for single individuals or a couple, designed with a layout that ensures plenty of space. As you step inside, you are greeted by a warm and inviting bedroom/living room perfect for unwinding after a long day.

The property boasts a well-equipped kitchen, ready for you to cook up a storm and a bathroom fitted with modern fixtures.

This flat also features an EPC rating of D and falls into the council tax band A.

The location is truly a highlight, with excellent public transport links ensuring you can navigate the city with ease. Plus, local amenities are just a stone's throw away, providing all the conveniences you need right at your doorstep including Asda Longsight, Lidl, Longsight Market Area etc. Access to local shops and takeaways open till late which includes Sanam, Lazeeza, Maza and many others. Excellent bus network on A6 stockport road - 191, 192 etc. running frequently during peak periods to and from Manchester City Centre as well as Stockport Town Centre.

In conclusion, this flat represents a great opportunity to live in a fantastic location, offering comfortable living spaces and essential amenities within reach.

An all electric unfurnished ground floor flat. Tenant is responsible to pay electric, water and council tax bill.

Not suitable for Kids.

Reference and a home owner guarantor could be required.

Don't miss out on this excellent opportunity and arrange a viewing today!

PLEASE NOTE:

You must attend a viewing of the property before you can make an offer to rent the property. Viewing the property and making an offer does not guarantee you will be successful in renting the property. Viewings are booked on a first come first served basis.

To make an offer for this property and to ensure the applicant is eligible, the applicant should meet the following affordability benchmark. This will ensure they meet the landlords expectations and pass through our referencing procedure. The applicant must be in full time employment, and have been in their current role for more than 3 months. If the applicant does not meet landlord's requirements, they must provide a UK home owner guarantor. To ensure the guarantor is eligible, the guarantor must be in full time employment, have been in their current role for more than 3 months, and they must own a property in UK. If the applicant can't provide a suitable guarantor, the only option is to pay the full rental term in advance, for example, 6 months or 12 months rent in advance.

When making an enquiry, please confirm your ideal move in date, and that you can meet the above affordability criteria, this helps speed up the enquiry process and will ensure you get a

viewing quickly.

If you have viewed the property, made an offer and the landlord has accepted, you will then be invited to reserve the property. To reserve a property, a holding fee, equivalent to one weeks rent is required. The holding fee will then contribute towards your five weeks deposit amount. If you decide to withdraw from the letting then holding fee will be non refundable.

Council Tax Band: A (Manchester City Council)

Deposit: £800

Holding Deposit: £160

Parking options: On Street

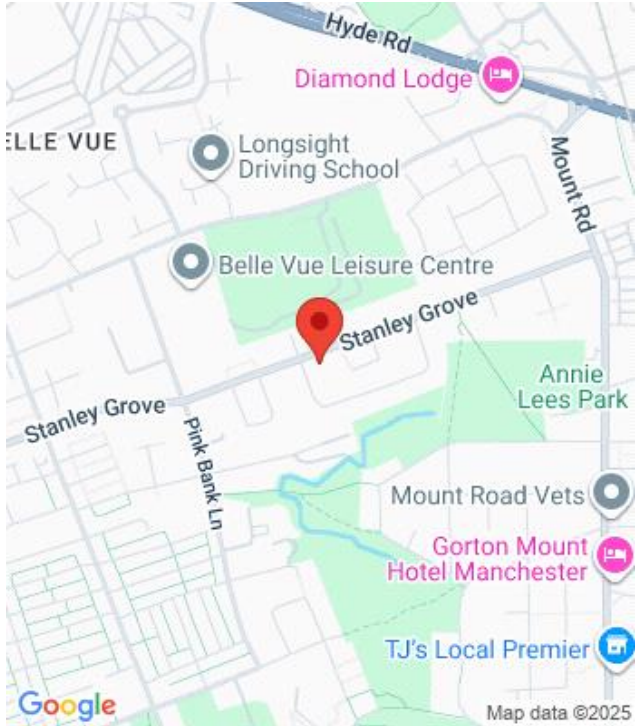
Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Accessibility measures: Not suitable for wheelchair users



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	58	58
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
Lancashire Properties

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.