



**** TWO BED GROUND FLOOR APARTMENT *** CENTRAL LEVENSHULME ***
DOUBLE GLAZED *** ALL ELECTRIC APARTMENT *** PRIVATE PARKING *** CLOSE
TO A6 STOCKPORT ROAD *** LOCAL AMENITIES AT DOOR STEP *** CENTRALLY
LOCATED TO SCHOOLS *** EXCELLENT TRANSPORT LINK *** AVAILABLE NOW ***

£995 pcm TWO BED GROUND FLOOR FLAT IN M19 LEVENSHULME

LET





Lancashire Properties are delighted to offer this two bedroom ground floor apartment to let located at a very quiet, yet demanding location of Levenshulme, M19. Excellently situated with the following benefits:

- Easy access to the property being close to Main A6 Stockport Road.
- Short walking distance to a variety of shops including Asda Supermarket, Tesco, Takeaways etc.
- Centrally located to Medical practice, Pharmacy, local Religious Places (Mosques, Churches, etc.)
- Schools within close distance includes Crowcroft Park Primary School, Chapel Street School, Grange School and many others.
- Bus stops located on Main A6 Stockport Road with many routes available – No 191, 192, 168, etc, connecting to Manchester City Centre & Stockport Town Centre.
- Levenshulme Train Station within short walking distance connecting to Piccadilly Train Station & Stockport Train Station.

The property briefly comprises of an open plan living area with kitchen space, a three piece bathroom and two well proportioned bedrooms. Kitchen comprising of wall & base units incorporating a bowl sink with mixer tap and an integrated electric hob unit with oven. Three piece bathroom comprising of a standard WC, wash basin and a bathtub fitted with a shower mixer.

Externally, there is a communal front yard and rear private parking.

The property is unfurnished and comes with an integrated electric hob unit with oven, washing machine and window blinds.

One month rent and five weeks deposit are payable. References and guarantor may be required.

All bills are payable by the tenant.

No smoking permitted inside the property.

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.

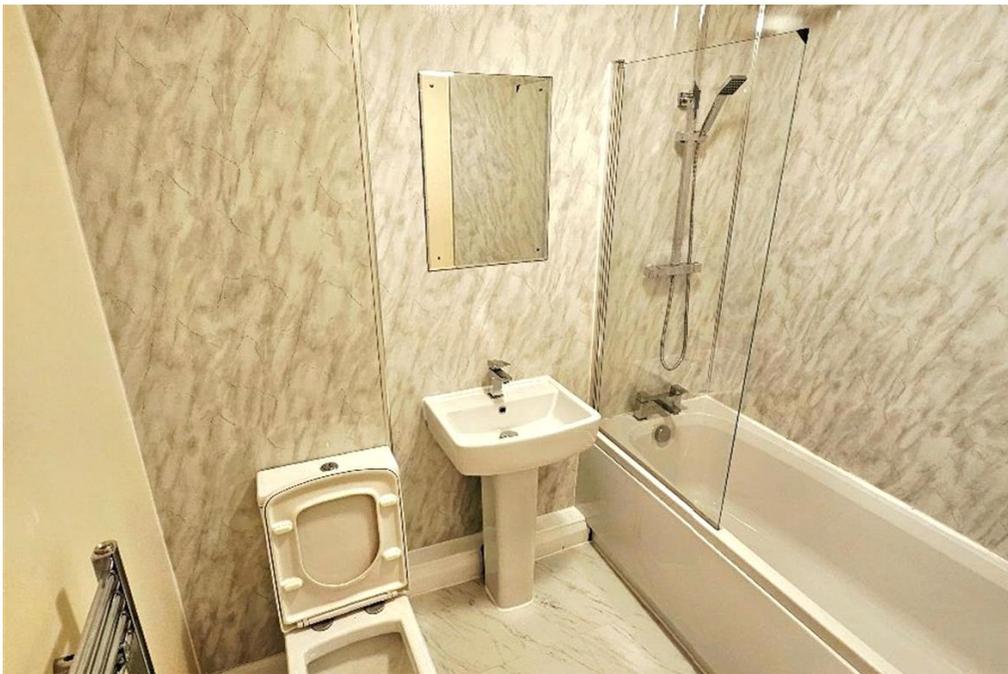
If you have viewed the property, made an offer and the landlord has accepted, you will then be invited to reserve the property. To reserve a property, a holding fee, equivalent to one weeks rent is required. The holding fee will then contribute towards your five weeks deposit amount. If you decide to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

Council Tax Band: A (Manchester City Council)

Deposit: £1,148

Holding Deposit: £229

Parking options: Residents





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	66
(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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Tel: 0161 425 0207 Email: info@lancashire-properties.co.uk Website: www.lancashire-properties.co.uk

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.