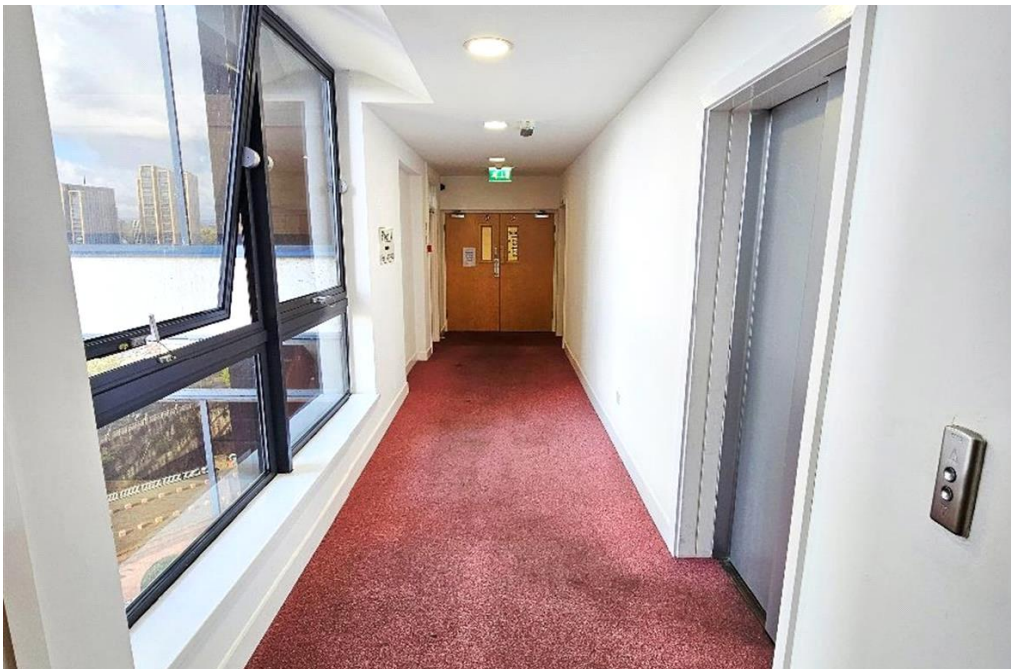


CITY HEIGHTS, VICTORIA BRIDGE STREET,
SALFORD, M3

***** 14TH FLOOR ONE BED APARTMENT *** BEAUTIFUL CITY CENTER VIEWS ***
LARGE RECEPTION ROOM *** FURNISHED APARTMENT *** CLOSE WALK TO
EXCHANGE SQUARE *** CLOSE TO LOCAL AMENITIES *** POINTS OF INTEREST
INCLUDES MANCHESTER ARENA & DEANS GATE *** ALL ELECTRIC *** AVAILABLE
NOW *****

£950 pcm 14TH FLOOR ONE BEDROOM FURNISHED APARTMENT





Lancashire Properties are delighted to present this 14th Floor One bedroom Apartment to let within the Salford district of Manchester, close to the Royal Exchange Theatre. Excellent location as it provides many benefits including being within walking distance to Exchange Square & Local Amenities which includes a Metrolink Station. The property is less than 0.6 miles from Albert Square and a close walk from Manchester Arena. Popular points of interest near the apartment include John Rylands Library, Cheetham's Library and Opera House Manchester.

The apartment briefly comprises of a large reception with an open plan kitchen area, a double bedroom and a family bathroom. A modern apartment overlooking the city centre. Furnished with bed and drawers in bedroom, a set of sofa and coffee table in the reception room and white goods (fridge/freezer, washing machine, electric hob, oven) in kitchen. Kitchen includes wall & base units with worktop incorporating a bowl sink with mixer tap. Bathroom fittings comprise of a WC, wash basin and a bathtub fitted with a shower mixer.

Suitable for working professionals looking to rent their own private space close to all amenities and transportation links.

NO CORPORATE LETS OR AIR BNB.

NOT SUITABLE FOR KIDS.

AN ALL ELECTRIC PREMISE. NO BILLS ARE INCLUDED IN THE RENT.

Rent and five week deposit payable. References and a home owner guarantor could be required.

A property not to be missed! Book now to avoid any disappointment! Viewings highly recommended!

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. 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



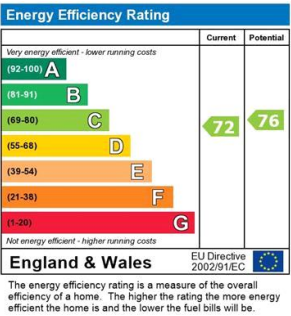
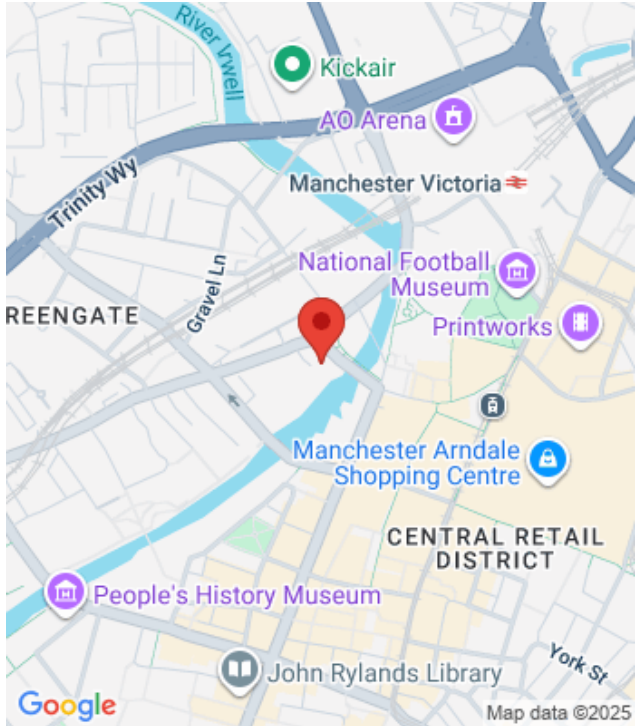
invited to reserve the property. To reserve a property, a holding fee, equivalent to one weeks rent is required. The holding fee will then contribute towards your five weeks deposit amount. If you decide to withdraw from the letting then holding fee will be non refundable.

Council Tax Band: C (Salford Council)

Deposit: £1,095

Holding Deposit: £219





Viewing by appointment only
Lancashire Properties

967 Stockport Road, Levenshulme, Manchester M19 3NP

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.