



\*\*\* NEWLY RENOVATED STUDIO FLAT \*\*\* SITUATED ON 2ND FLOOR \*\*\* SEPARATE KITCHEN & BATHROOM \*\*\* DOUBLE GLAZING \*\*\* GAS CENTRAL HEATING \*\*\* AROUND THE CORNER FROM MAIN WILMSLOW ROAD \*\*\* GOOD COMMUTE NETWORK TO CITY CENTRE \*\*\* IDEAL FOR STUDENTS & WORKING PROFESSIONALS \*\*\* AVAILABLE NOW \*\*\*

**£695 pcm** RENOVATED STUDIO FLAT



Lancashire properties are delighted to present this **NEWLY RENOVATED** studio flat to let situated on second floor on Dickenson Road, M14. Ideally suited for a student looking to move in next to the University of Manchester campus or a working professional looking for a secured private residence near MRI hospital or Picidily town center. The property is situated in a central area within a short walk to local superstores and amenities situated on main wilmslow road curry mile. Wilmslow Road and Longsight Market are located in opposite directions of each other at less then ten minutes walk which has numerous take-aways/cafes such as Sanam, Dixy Chicken and many others. Excellent 24/7 bus service on Curry Mile connecting direct to the City Centre and to the MRI Hospital.

Situated on second floor the flat briefly comprises of one large room (bedroom/sitting) with a separate kitchen & bathroom. Ideal for a working professional or a student looking to move closer to university campus or MRI hospital. Kitchen comprises of wall & base units with worktop over incorporating a bowl sink with mixer tap. Bathroom comprises of a WC, wash basin and shower cubicle fitted with a shower mixer.

The flat is Part furnished and comes with white goods (washing machine, fridge & electric cooker). The flat has double glazing and is gas central heated with a combi boiler.

The whole flat is just been renovated with new kitchen, new bathroom, new paint work and new carpet.

Tenant is liable to pay all bills.

No smoking allowed inside the property. not suitable for kids or copules.

Rent and five weeks deposit payable. References and Guarantor could be required.

A ready to move in property. Viewings highly recommended. Book now to avoid any disappointment.

**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, 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 or they should 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.

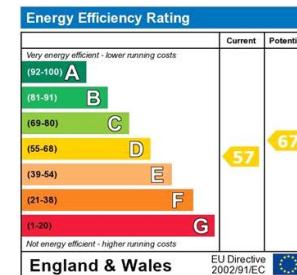
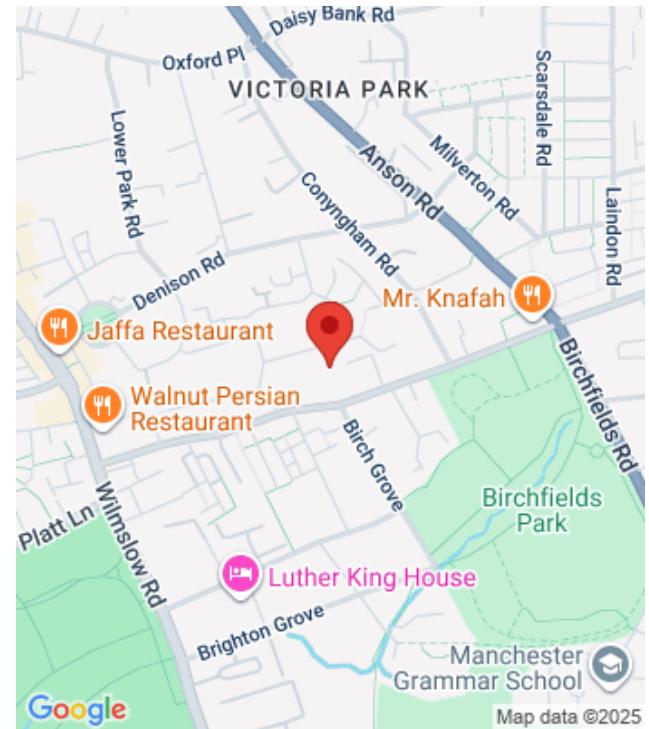


If you have viewed the property, made an offer and the landlord has accepted, you will then be invited to reserve the property. To reserve a property, a holding fee, equivalent to one weeks rent is required. The holding fee will then contribute towards your five weeks deposit amount. If you decide to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

Council Tax Band: A (Manchester City Council)

Deposit: £800

Holding Deposit: £160



Viewing by appointment only  
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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.