

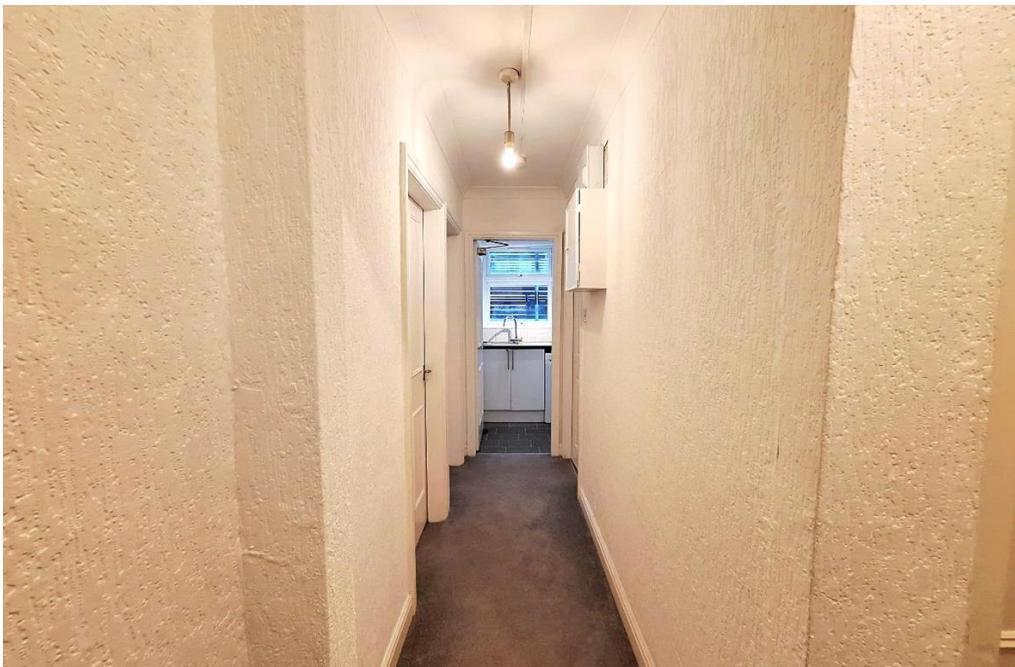


DEMESNE ROAD, WHALLEY RANGE,
MANCHESTER, M16



*** ONE BED GROUND FLOOR APARTMENT *** PRIVATE PARKING *** ALL ELECTRIC *** DOUBLE GLAZING *** NEXT TO LOCAL GREEN SPACE *** CENTRALLY LOCATED NEAR UNIVERSITY CAMPUSES *** TRANSPORT LINKS TO CENTRAL AND SOUTH MANCHESTER *** LOCAL AMENITIES AT WALKING DISTANCE *** AVAILABLE NOW ***

£850 pcm ONE BED TO LET IN WHALLEY RANGE



Lancashire Properties are proud to present this ONE BEDROOM, GROUND FLOOR APARTMENT to rent in a high demand residential area, just off Alexandra Road South. Ideal accommodation for any working professional couple or student. Excellently situated with the following benefits:

- Short distance away from Tesco Express, Co-Op & Local Post Office on Withington Road.
- Bus stops within walking distance on Alexandra Road South and Princess Road linking to and from the City Centre and University Campuses.
- Short walking distance to local green space, Alexandra Park.

Briefly comprises of a living room, kitchen, double bedroom, storage under stairs and a bathroom. An unfurnished property which includes only an electric cooker, small fridge and washing machine. Kitchen includes wall & base units with worktop over incorporating a sink bowl with mixer tap. Bathroom includes a WC, wash basin and a shower unit. Resident parking available to the front and rear.

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

Bills are not included in the rent.

Not suitable for kids.

One month rent and five week deposit payable. References and guarantor could be required.

No smoking allowed inside the apartment.

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, 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.

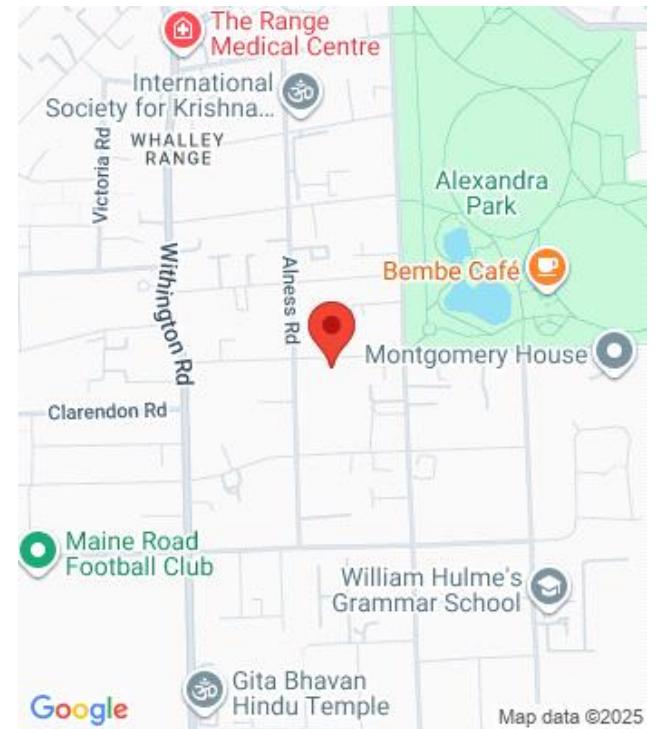
When making an enquiry, please confirm your ideal move in date, and that you can meet the above affordability criteria, this helps speed up the enquiry process and will ensure you get a viewing quickly.

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: £980
Holding Deposit: £195



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)			
A			
(86-91)			
B			
(69-80)			
C			
(55-68)			
D			
(39-54)			
E			
(21-38)			
F			
(1-20)			
G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		80	81
England & Wales			
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.