

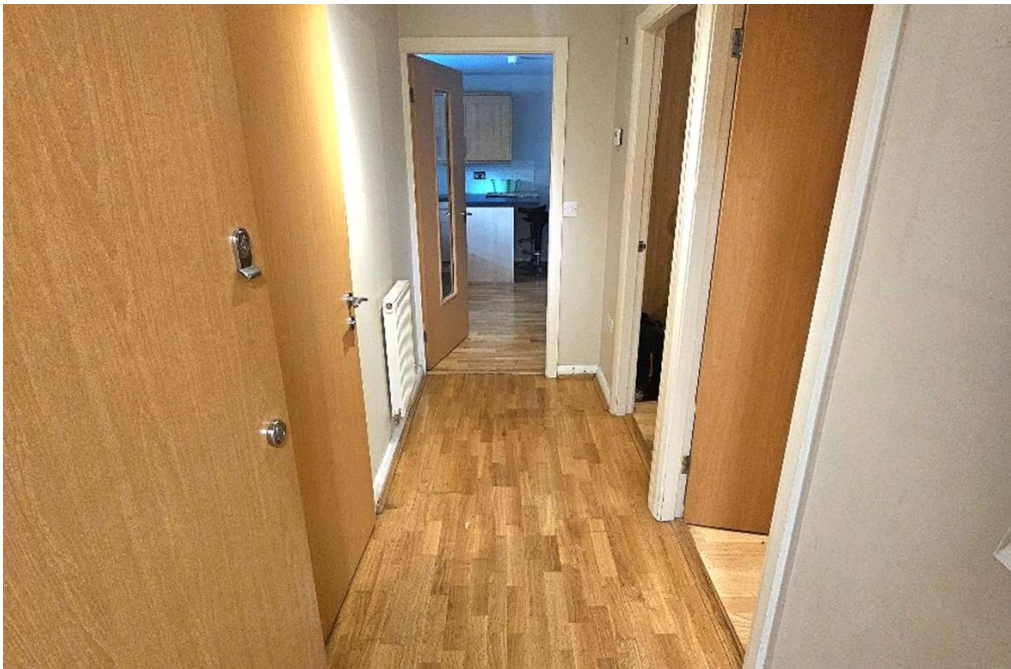


TARVIN AVENUE, HEATON CHAPEL, STOCKPORT,  
SK4

\*\*\* GROUND FLOOR PURPOSE BUILT APARTMENT \*\*\* TWO GOOD SIZE  
BEDROOMS \*\*\* MASTER BEDROOM WITH EN SUITE \*\*\* DOUBLE GLAZING \*\*\* GAS  
CENTRAL HEATING \*\*\* EXCELLENT LOCATION \*\*\* LOCATED CLOSE TO A6 \*\*\*  
CLOSE TO ALL AMENITIES \*\*\* EXCELLENT COMMUTE NETWORK \*\*\* AVAILABLE  
TO OCCUPY NOW \*\*\*

**£995 pcm** GROUND FLOOR TWO BED APARTMENT





Lancashire Properties are delighted to present this MODERN, SELF CONTAINED apartment located on the ground floor in a purpose built block of apartments situated between A6 Stockport Road & Reddish Road. Local amenities include ALDI, Asda, KFC, McDonalds, and many others. Centrally located with easy access to schools at waking distance. There are buses running into Stockport Town and Manchester City Centre, 191/192, frequently during peak periods on Main A6.

The property briefly comprises of two spacious bedrooms with one being an en suite, an open plan kitchen/living room space and a main bathroom. Property comes with many benefits including full UPVC double glazing, gas central heating & electric. The bedrooms are fitted with a range of integrated wardrobe units. Kitchen includes wall & base units with worktop incorporating a bowl sink with drainer unit and mixer tap alongside a cooker with range hood. Modern bathroom fittings with a WC, wash basin and bathtub fitted with a shower head in main bathroom, whereas, the En suite has a shower cubicle.

The block has a private car parking space to the front. Intercom fitted and secured entrance to the block. Externally, there is a shared communal garden to the rear.

Property comes unfurnished, but has integrated wardrobe units in the bedrooms and an integrated gas hob unit with oven in the kitchen.

All bills payable by tenant.

Ideal for a working professional couple looking for place close to all local amenities and transport links.

One month rent and five week deposit payable. References and 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. 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 inquiry, please confirm your ideal move in date, and that you can meet the above affordability criteria, this helps speed up the inquiry 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: B (Stockport Council)**

**Deposit: £1,145**

**Parking options: Residents**

**Garden details: Communal Garden**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.