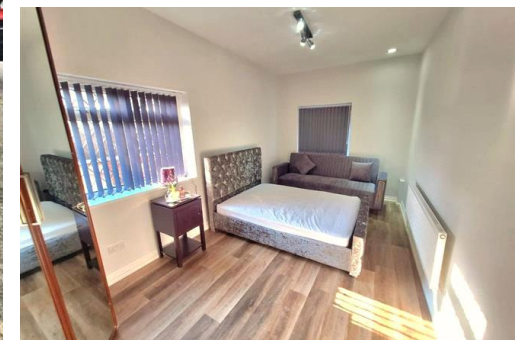
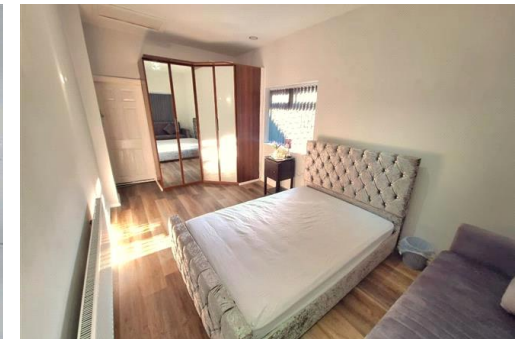




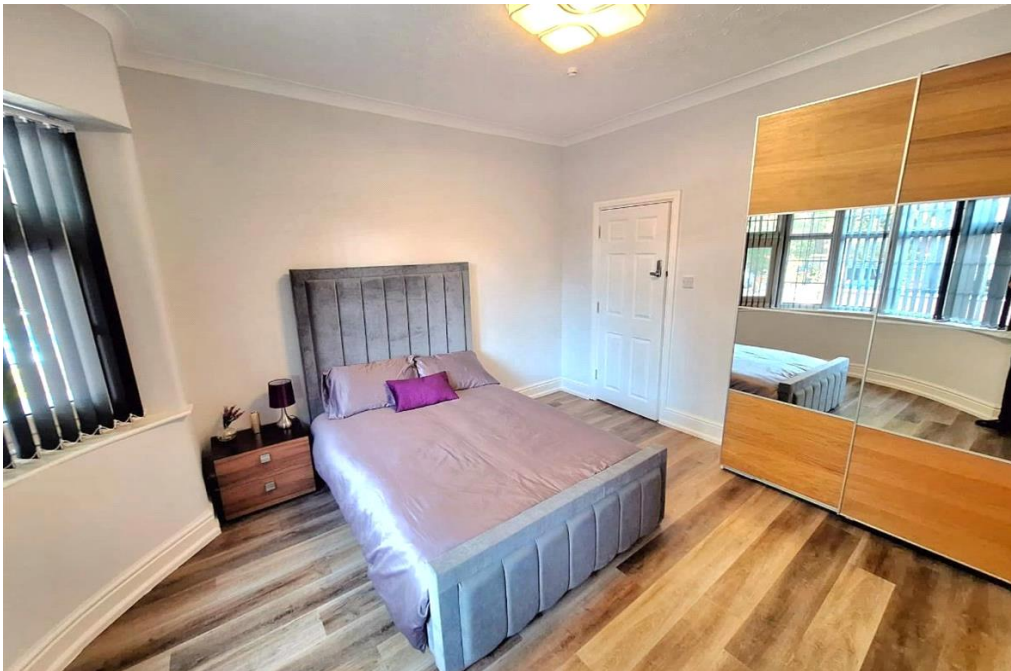
KINGSBROOK ROAD, MANCHESTER, M16



*** FURNISHED ROOM TO LET *** ALL BILLS INCLUSIVE *** GROUND FLOOR
REFURBISHED ROOM *** OFF WITHINGTON ROAD *** CLOSE TO CHORLTON
DISTRICT CENTRE *** IDEAL ACCOMMODATION FOR A WORKING PROFESSIONAL
COUPLES OR STUDENTS *** EXCELLENT TRANSPORT LINKS *** CLOSE TO ALL
AMENITIES ***

£625 pcm FULLY FURNISHED GROUND FLOOR ROOM TO LET





Lancashire properties are delighted to present these rooms to let in a quiet, yet demanding residential area of Whalley Range, M16. Excellently situated with the following benefits:

- Short walking distance to Chorlton District Centre with access to local cafes/takeaways (Costa, Dixy Chicken, Papa John's etc.).
- Close to all local amenities which includes Morrisons, Natwest, Barclays Bank, etc.
- Excellent transport network with frequent buses - 85, 86 etc. running frequently connecting to Manchester City Centre and surroundings. Chorlton Metro Link station within walking distance connecting to the City Centre and towards the airport.

One DOUBLE ROOM is available which is located on the ground floor. THESE ROOMS CAN ALSO ACCOMMODATE COUPLES. There is a shared kitchen and bathroom also situated on the ground floor. Kitchen comprising of wall & base units incorporating a bowl sink with drainer & mixer tap, an electric hob induction unit and fridge-freezer. Bathrooms includes a WC, Wash Basin and shower unit. Please note the oven under the cooker is not available.

Fully furnished room with fitted luxury furniture which includes double beds, cupboards, drawer and window blinds.

Suitable for students or working professional couples looking to rent their own private space.

Rent is £650 PCM for single occupants
The rent is £800 PCM for double occupants.

ALL BILLS ARE INCLUDED IN THE RENT.

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

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 there are multiple applicants, the total, combined, yearly salaries must be at least this amount. 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 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.

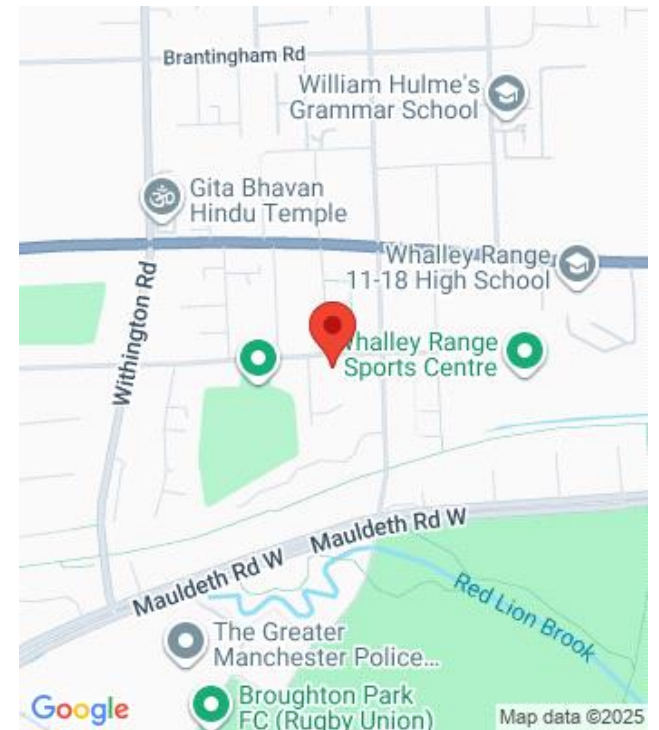
When making an enquiry, please confirm your ideal move in date, and that you can meet the above affordability criteria, this helps speed up the enquiry process and will ensure you get a viewing quickly.

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.

Deposit: £750

Holding Deposit: £150



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	83
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

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.