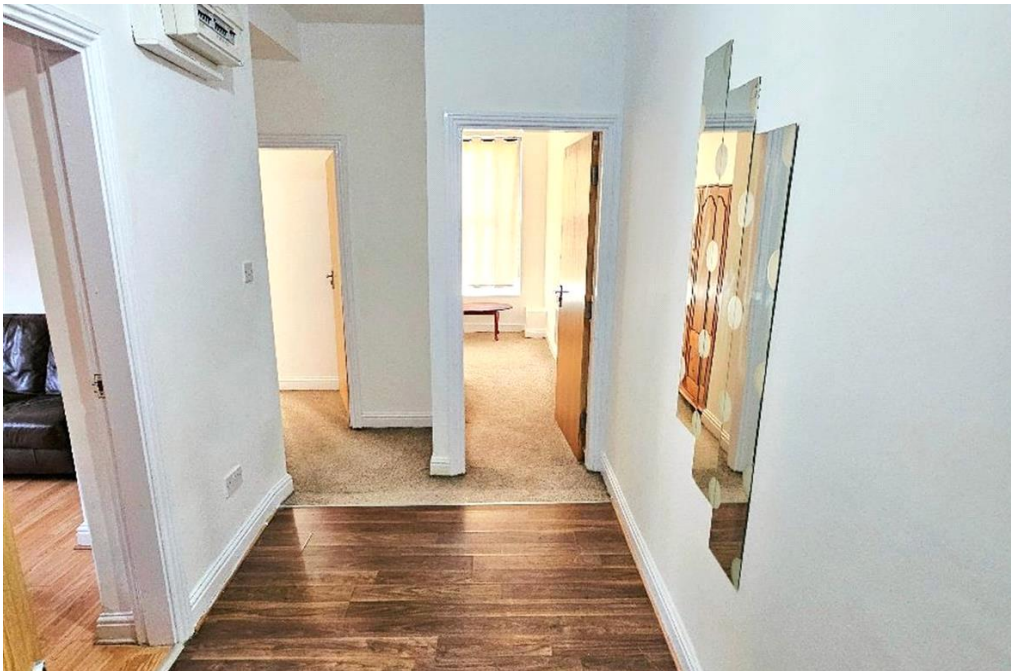


NORTH PLACE, STOCKPORT, CHESHIRE, SK1

*** FIRST FLOOR TWO BEDROOM FLAT *** ALL ELECTRIC *** DOUBLE GLAZING ***
STOCKPORT TOWN CENTRE LOCATION *** AROUND CORNER FROM MERSEYWAY
SHOPPING CENTRE *** ALL AMENITIES AT DOORSTEP *** EXCELLENT
TRANSPORT NETWORK *** WALKING DISTANCE TO TRAIN STATION *** AVAILABLE
NOW ***

£800 pcm FIRST FLOOR TWO BEDROOM FLAT





Lancashire Properties are delighted to present this **FIRST FLOOR TWO BED ALL ELECTRIC FLAT** to rent in **STOCKPORT TOWN CENTRE**. Primarily situated within walking distance to various amenities which includes Primark, Boots, HSBC Bank, Lloyds Bank, Superdrug, McDonald's and many more. Main commuter route with bus stops which includes 191, 192 etc. running frequently during peak periods providing excellent transportation links towards both Stockport and Manchester Town Centre.

A first floor flat briefly comprising of a sitting room with open plan kitchen, a double bedroom, a second single bedroom and a three piece bathroom. Benefits from double glazed windows in all rooms. Kitchen units includes wall & base units with worktop over incorporating a bowl sink with mixer taps alongside an electric cooker unit. Bathroom fittings including WC, wash basin and a shower cubicle fitted with an electric shower unit.

A part furnished Flat which comes with an electric HOB, electric oven, sofa set, coffee table, double bed with mattress and a cupboard.

Excellent for working professionals couples looking to rent their own private space in a town centre location.

Tenants will be liable for electric and council tax bills. There is a £40.00 fixed monthly charge for the water bill on top of rent.

No smoking allowed inside the flat.

Rent and 5 weeks deposit payable. References and guarantor could be required.

Available now to rent! 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

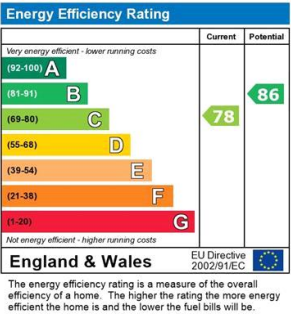


rent is required. The holding fee will then contribute towards your five weeks deposit amount. If you decide to withdraw from the letting then holding fee will be non refundable.

Council Tax Band: A (Stockport Council)

Deposit: £923

Holding Deposit: £184



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.