



£925 PCM

115 Corporation Street, Green Quarter, Manchester, M4 4HB

homes4u™

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ZERO DEPOSIT AVAILABLE. A first floor, fully furnished apartment benefiting from its own private balcony, two double bedrooms, and open-plan living area.

The apartment features an open-plan living area fully furnished with a sofa, TV unit and dining table and chairs, it also has a sliding door with access to the private balcony. The kitchen is fully fitted with integrated appliances. There are two good-sized double bedrooms that are both fully furnished. The bathroom has a three-piece bathroom suite with bath and overhead shower.

The apartment is located less than 500 ft from Victoria station which has excellent train and tram links. The property is within the heart of the City Centre with the Printworks and Arndale Centre a stone's throw away. There are many amenities nearby including Co-Op, Marks & Spencer, and the Corn Exchange with many bars and restaurants.

Zero Deposits

Moving home can be costly, making it hard to find your deposit, first month's rent and the other costs of moving. A Zero Deposit Guarantee costs the equivalent of one week's rent and is an option to replace the traditional tenancy deposit, aiming to make renting more affordable.

Benefits are;

Pay less upfront: Free up cash by paying a fee equivalent to one week's rent

More choice: Zero Deposit gives tenants an alternative to the traditional deposit

Greater freedom when moving: Avoid having to fund a second deposit when moving from one rental property to another

Please ask a home advisor for more details on a Zero Deposit option.

Managed by homes4u

'Managed by homes4u' means that the property owner has employed us to act as the Landlord.

We will collect rent, to be on hand to answer questions and resolve issues, organise repairs, visit periodically to check things are okay and to handle the move-in and out.

We hold keys and operate a 24/7 emergency line for any out-of-hours repair emergencies. We also hold deposits; arrange protection and co-ordinate the refund.

As we act for the owner, we still need to check with them before spending their money, or making changes, and get their authorisation. We aim to act in both the tenant and property owners best interests at all times and commit to honest communication and keeping everyone updated.

Kitchen

Fully fitted kitchen with all appliances including washing machine and dishwasher

Lounge

Laminated flooring, sofa and dining table and chairs and patio door onto the balcony.

Bedroom One

Double bedroom fully furnished with double bed and wardrobe

Bedroom Two

Double bedroom fully furnished with double bed and wardrobe

Bathroom

Three piece bathroom suite with bath and overhead shower

Rental Payments

Your rent payments will be due on a calendar month basis. It is important to note that there are not 4 weeks in each month across the year. If you want to calculate monthly rent from a weekly amount you will need to multiply the weekly rent by the number of weeks in a year (52). This gives you the total rent for the year. You must then divide the annual rent into 12 months which gives the calendar monthly amount.

For example

$\text{£}100 \text{ (weekly rent)} \times 52 \text{ (weeks in the year)} = \text{£}5200 \text{ (annual rent)}$
 $\text{£}5200 / 12 \text{ (months in the year)} = \text{£}433.33 \text{ (monthly rent)}$

Secure a home - the next steps

For details on how to secure your next home, download sample agreements and application forms, visit homes4u.co.uk/secure-a-home

homes4u.co.uk



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City Centre and North Manchester

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		87
B		77	
C			
D			
E			
F			
G			

EU Directive 2002/91/EC

