



£1,075 PCM

Lower Ormond Street, Manchester City Centre, Manchester, M1 5QF

homes4u™

ZERO DEPOSIT AVAILABLE. A fully furnished, fifth floor apartment benefitting from private parking, double bedroom, open plan living area and a modern fully fitted kitchen.

The apartment consists of a large open plan living area. The stylish kitchen is fully fitted with white gloss units and all appliances such as dishwasher, electric hob and oven. The lounge area comprises of two cream leather sofas and a white contemporary coffee table and TV stand/storage unit. The bedroom is fully carpeted with a double bed and free-standing furniture. The main bathroom is fully tiled with a contemporary three-piece suite with an over-head shower. This apartment also benefits from secure parking.

The Quadrangle is a fantastic development benefitting from a 24HR concierge, private residents courtyard, secure fob entry, communal post room and lift access to all floors. Situated in the perfect location just off Oxford Road this apartment is great for students or professionals working in the city centre. A stones throw away from Manchester Metropolitan and less than half a mile walk to The University of Manchester. You also have Oxford Road train station on your doorstep and Piccadilly station with in a half mile walk. Oxford Road has great bus links in and out of Manchester and also benefits from many amenities including restaurants like Nandos, local Spas shops and an array of pubs including Revolution.

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 a 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 are a Manchester Student Homes accredited agent and commit to their code.

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.

Open-plan Kitchen/Lounge

The apartment consists of a large open plan entertaining area with two cream leather sofas and a white contemporary coffee table and TV stand/storage unit. A fitted kitchen including white gloss door fronts, dishwasher, integrated microwave and a round glass dining table with chairs.

Bedroom

The bedroom is fully carpeted with a double bed and mirrored two door wardrobe.

Bathroom

The main bathroom is fully tiled consisting of bath with over head shower and shower screen, wash basin, WC and heated towel rail.

Parking

The property is let to include one parking space. Please be advised that parking enforcement may be in operation and visitor parking is not usually available. Where a property is let with allocated parking the development may operate a permit system or require registration plates to be registered. These procedures can differ between developments, please take note of any on-site signage.

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

£100 (weekly rent) x 52 (weeks in the year) = £5200 (annual rent) / 12 (months in the year) = £433.33 (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		82
B		73	
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

