



£1,550 PCM

Simpson Street, City Centre, Manchester, M4 4AS

homes4u™

## Simpson Street, City Centre, Manchester, M4 4AS

ZERO DEPOSIT AVAILABLE. A well present, fully furnished, double bedroom apartment. The apartment benefits from secure underground parking, spacious double bedrooms and an open plan living area. Situated in the NOMA area of the City this property is close to Victoria Station, The Arndale Centre and the Northern Quarter.

This spacious, third floor apartment offers contemporary living throughout and consists of three double bedrooms - master bedroom with a en-suite. Open plan living room with Juliet balcony, a kitchen with integrated appliances and a good size bathroom. Secure underground parking space included. The Linx Building has secure telephone entry system on all four sides of the building. Two lifts and stairs to access all floors.

Located on the fringe of the Northern Quarter which is arguably Manchester's most popular place to visit with many restaurants, cafes and bars available. The Arndale shopping centre, The Printworks and The M.E.N. Arena are also within a 5 minute walk. The Linx Building is next to the iconic Co Op Building and also benefits from having a local park - Angel Meadow.

### 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 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 Living Area

A spectacular reception room with large uPVC double glazed windows and door to Juliet balcony. Fitted base and eye level modern kitchen units with integrated electric oven and halogen hob, dishwasher and washer/dryer. Good size storage cupboard also housing boiler.

### Bedroom One

Laminated flooring through out, spacious double bedroom.

### Bedroom Two

Laminated flooring through out, spacious double bedroom.

### Bedroom Three

Laminated flooring through out, spacious double bedroom with access to en-suite.

### En-suite

A beautifully designed shower room - matching the main bathroom. Fully tiled walls and floor with a contemporary three piece suite including a low level WC, wash hand basin and spacious walk-in shower. Sunken spotlighting, extractor fan, large mirror and chrome towel heater.

### Bathroom

A sleek bathroom suite comprising a low level WC, wash hand basin and tiled bath with shower screen. Sunken spotlighting, extractor fan, large mirror and chrome towel heater.

### Parking

Underground secure parking.

### 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](https://homes4u.co.uk/secure-a-home)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	81	86
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC



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