



£975 PCM

Cromwell Road, Salford, M6 6DE

homes4u™



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**ZERO DEPOSIT AVAILABLE.** A fully furnished, all double bedrooms property with separate living area and kitchen, back yard and on street parking.

To the ground floor there is a fitted kitchen with fridge / freezer, washing machine oven and hobs there is also a separate living area with two double sofas, coffee table and TV and the first of the double bedrooms. To the first floor is a bathroom with over head shower, WC and wash basin and also another two double bedrooms all fully furnished with double beds and free standing furniture.

This property is under a mile walk from Salford university and benefits from having several bus stops inc one on Cromwell road, Longford Park and Marston road all on its door step where you can commute in and around the center.

### 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.

### Kitchen

Fully fitted kitchen including all appliances.

### Lounge

Fully furnished lounge featuring sofas, coffee table and TV unit.

### Bedroom One

Located on the ground floor spacious double bedroom fully furnished with double bed, wardrobe and drawers.

### Bedroom Two

Located on the first floor spacious double bedroom fully furnished with double bed, wardrobe and drawers.

### Bedroom Three

Located on the first floor spacious double bedroom fully furnished with double bed, wardrobe and drawers.

### 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

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

### 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)

**homes4u.co.uk**



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