





£2,000 PCM

Thurlby Street, Victoria Park, Manchester, M13 0DR



Thurlby Street, Victoria Park, Manchester, M13 ODR

The property comprises of a large, separate lounge including a flat screen TV. There is a fully fitted kitchen and a fully furnished double bedroom and one separate WC on the ground floor. On the first floor, there are a further four double bedrooms all fully furnished, a three piece bathroom with over head shower and a wet room. The property also benefits from gas central heating and double glazing throughout.

Thurlby Street is located in a brilliant location. It is within walking distance to the City Centre, Universities and MRI Hospital. It is surrounded by fantastic public transport including Piccadilly train station which is a 25 minute walk. The area is also surrounded by great local amenities including a Greggs, Subway, Tesco Express and a large ASDA supermarket all within a two mile radius.

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' 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 coordinate 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.

Large separate lounge, carpeted and fully furnished including TV.

A fully fitted kitchen with access to the back yard.

Located on the ground floor, a double bedroom with bed and free standing furniture.

Located on the ground floor, toilet and wash basin.

Located on the first floor, double bedroom fully furnished.

Located on the first floor, double bedroom fully furnished.

Located on the first floor, double bedroom fully furnished.

Located on the first floor, slightly smaller then to rest but still has a double bedroom and comes fully furnished.

Modern white three piece suite bathroom with over head shower.

Walk in shower wet room.

Concrete private back yard.

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

sample agreements and application forms, visit homes4u.co.uk/secure-a-home

homes4u.co.uk

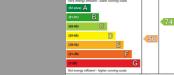












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The University of Manchester

CHORLTON-ON-MEDLOCK



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