



£2,000 PCM

Thurlby Street, Victoria Park, Manchester, M13 0DR

homes4u™

## Thurlby Street, Victoria Park, Manchester, M13 0DR

ZERO DEPOSIT AVAILABLE. A fully furnished house features all double bedrooms, a separate living room, two bathrooms.

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.

### 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.

### Lounge

Large separate lounge, carpeted and fully furnished including TV.

### Kitchen

A fully fitted kitchen with access to the back yard.

### Bedroom One

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

### W.C

Located on the ground floor, toilet and wash basin.

### Bedroom Two

Located on the first floor, double bedroom fully furnished.

### Bedroom Three

Located on the first floor, double bedroom fully furnished.

### Bedroom Four

Located on the first floor, double bedroom fully furnished.

### Bedroom Five

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

### Bathroom

Modern white three piece suite bathroom with over head shower.

### Wet Room

Walk in shower wet room.

### Back Yard

Concrete private back yard.

### 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

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

## 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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