



£1,250 PCM

Hatchley Street, Grove Village, Manchester, M13 9GX

homes4u™

## Hatchley Street, Grove Village, Manchester, M13 9GX

ZERO DEPOSIT AVAILABLE. A spacious, fully furnished property benefiting from an open-plan living area, double bedrooms, two bathrooms and back garden.

In brief, the property has an open plan living area consisting of four sofas and a coffee table as well as patio doors with access to the rear garden. The kitchen joins on to the living area and has fully integrated appliances and access to the downstairs WC. On the first floor there are two good sized double bedrooms, one with en-suite bathroom, one single bedroom, and a large family size bathroom with three-piece suite.

Grove Village is an excellent location as it is over half a mile to the Universities and MRI Hospital. There are also good transport links to Manchester City Centre and South Manchester. Grove Village is also surrounded by local amenities including a Nisa Local, Subway, a large ASDA supermarket and the local post office.

### 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.

### Kitchen

Fully fitted kitchen with integrated appliances leading to rear garden.

### Bedrooms

Two bedrooms are doubles, one single, and include wardrobe and chest of drawers. The master room has an en-suite bathroom.

### Bathroom

Three piece suite with overhead shower, bath, sink and toilet.

### W.C

Downstairs w.c with toilet and sink.

### 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)

[homes4u.co.uk](https://homes4u.co.uk)



South Manchester and Cheshire

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City Centre and North Manchester

0161 236 0202 | [city.rentals@homes4u.co.uk](mailto:city.rentals@homes4u.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		87
B		74	
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

