



£750 PCM

Heald Place, Rusholme, Manchester, M14 5NJ

homes4u™

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ZERO DEPOSIT AVAILABLE. A mid-terraced, fully furnished house available for the next academic year. The property benefits from double bedrooms, a separate kitchen and living area, and a rear yard.

In brief, to the ground floor, the first of the double bedrooms can be found, the entrance hall then leads through to the reception area and the separate fitted kitchen which gives access to a private yard. Upstairs, there are two further double bedrooms and the bathroom which is a fully fitted three piece with a bathtub and overhead shower.

Located in the Rusholme area and being only 0.4 miles from Wilmslow Road, this property allows great and easy access into the Universities and Manchester City Centre. With the start of the famous Curry Mile being 0.5 miles away, there are plenty of options of local bars, restaurants and other shops such as Gelato Passion, Shere Khan and Rotana Cafe to name a few.

Zero Deposit

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.

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 ok 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.

Living Room

Modern living space, fully furnished

Kitchen

Modern kitchen with all appliances including fridge/freezer and washing machine

Bedroom One

Found on the ground floor, double bed and fully furnished

Bedroom Two

Double bed and Fully furnished

Bedroom Three

Double bed and fully furnished

Bathroom

Three piece bathroom

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

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

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

homes4u.co.uk



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