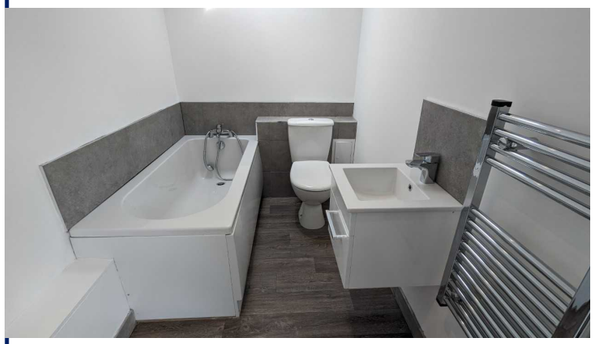

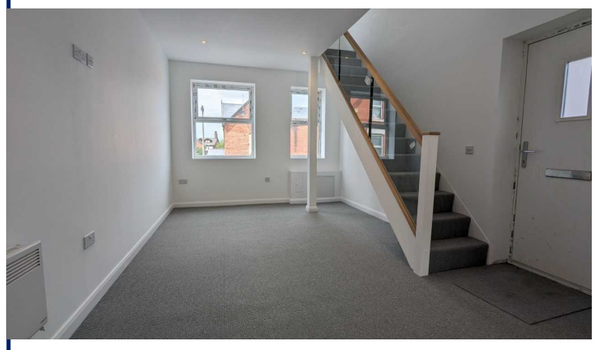

Reeds Rains
Since 1868
To Let

Willow Grove, Marple, Stockport,
Cheshire, SK6 7AT

£925 per month
Unfurnished

Reeds Rains

reedsrains.co.uk

Willow Grove, Marple, Stockport, SK6 7AT
£925 per month Unfurnished

Council Tax Band: C
EPC Rating: D

Main Description
WOW!! what an opportunity to let this stunning, modern, one bed detached house.

The Landlord has not held back on expenditure with this one!! The property has been fully renovated/converted throughout to a rather high standard!

The property in brief comprises of:- Great size open size living area, complete with fitted carpets, whilst the bespoke kitchen is sleek and modern in style with the added luxury of your kitchen island/breakfast bar and not forgetting hidden out of sight the integrated dishwasher. The ground floor also has to offer the great sized bathroom with the three piece modern bathroom suite.

The first floor provides a great double sized bedroom finished off with a Juliet Balcony bringing in the natural light and not forgetting the added extra of your own personal en-suite comprising of shower, low level WC and hand wash basin.

To the rear of the property you will find your own enclosed rear garden/yard.

As the property has recently been converted from a garage to this magnificent property you see before your eyes the Council Tax Band is C and the EPC Rating is D.

To appreciate what this property has to offer and to understand the work the Landlord has put into this property, an internal viewing is a must.

Viewings are strictly via the agent. Contact the Team at Reeds Rains Hazel Grove on 0161 483 7016 to arrange a viewing.

To pass referencing for this property, you must have a combined annual income of £27,750. Please only apply if you meet this criteria.

Ground Floor

Open Plan Living Area
Newly fitted carpets, wall heater, stairs leading to the first floor and not forgetting the amazing oak embedded glass balustrade that is contemporary and stylish system that is constructed using the highest quality components. uPVC double glazed windows to the front elevation.

Kitchen
Bespoke fitted kitchen offering an array of base and wall units. This modern sleek kitchen has the added luxury of an integrated dishwasher and the addition of the breakfast island. French doors to the rear elevation letting in natural day light.

Bathroom
Modern & contemporary bathroom with three piece white bathroom suite comprising of low level WC, wall hung vanity hand wash basin and panelled bath. Part tiled walls, tiled floor and chrome ladder radiator.

First Floor

Principal Bedroom
Amazing size double bedroom finished off with that added extra luxury of the Aerofoil Juliet Balcony: Glass Juliets that are expertly engineered with precision to ensure structural integrity and safety, allowing you to open the doors inwards to enjoy the natural light and fresh air.

En-suite Bathroom to Principal Bedroom
En=suite comprising of: integrated shower enclosure with modern tiles and bi folding shower door, vanity style hand wash base and WC. Chrome radiator, karndean flooring.

Outside
To the rear of the property is a low maintained private yard/garden.

Agents Notes
The property is available on an UNFURNISHED basis.

Tenant Fee Act 2019
Refundable tenancy deposit – this is capped at five weeks' worth of rent (for tenancies where annual rent is less than £50,000). Where rent is £50,000 or more, you can charge up to six weeks' rent as a deposit.
Refundable holding deposit – you can ask potential tenants to pay a reservation fee to hold the property; this is capped at one week's rent. You can only have one holding deposit per property at any given time.
Early termination of the contract – you can only charge tenants if they have asked to end the tenancy before the originally agreed date. The cost must not exceed the costs incurred by the landlord (usually loss of rent and costs of re-advertising or referencing) or reasonable costs to the letting agent (normally marketing and referencing costs).
Changes to the tenancy contract – an admin fee is only allowed if tenants have asked to make changes to the tenancy. This is limited to a maximum £50.
Utilities – you can charge for utilities such as electricity and gas if they are part of the tenancy contract.

Permitted payments include:
Rent, Tenancy Deposit, Holding Deposit, Default Fees (lost key or other security device, or unpaid rent)Contract Variation (tenant's request)
Early termination (tenant's request)
Council Tax and Utility Bills
Television Licence
Communication Services

Holding Deposit & Security Deposit
Holding Deposit - £213.00
Security Deposit - £1,067.00

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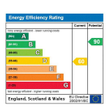

For full EPC please contact the branch.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.