



# Platform

## Platform FAQ's

- **When are the apartments available?**
  - The apartments are available from July, exact date TBC
- **How many apartments are in the block?**
  - There are 73 apartments across 5 floors.
- **What's the split of apartments?**
  - There are 31 1 bedroom apartments, 25 2 bedroom, 1 bathroom apartments, and 17 2 bedroom, 2 bathroom apartments. 58 of the 73 apartments have a balcony.
- **What amenities are close by?**
  - The building is situated a couple of minutes walk away from the Edgeley entrance of Stockport train station. Stockport bus interchange is also a short walk away, meaning that accessing Greater Manchester or further afield couldn't be easier.
  - There are a number of shops and supermarkets close by, with the nearest being Merseyway and the Peel Centre plus Asda and Tesco.
  - Stepping Hill Hospital is approximately 10 minutes drive away from the apartments.
  - The University of Manchester is a 7 minute train ride away.
  - The Light cinema is a 10 minute walk away.
  - Stockport Market has a wide range of independent shops and eateries, including "Foodie Friday" which is a great social event with food, drink and live music.
  - There are a number of great independent eateries and bars in a 15 minute walk radius.
  - The nearest gym is within Grand Central, or within Red Rock by The Light cinema.
  - There are parks close by, such as Hollywood Park, Reddish Vale, Vernon Park and Woodbank Park.
- **How much are the apartments per month?**
  - One-bedroom apartments are priced between £820 and £840pcm, depending on the floor level and size.
  - Two bedroom, one bathroom apartments are priced at £960pcm.
  - Two bedroom, two bathroom apartments are priced at £1000pcm.
- **Is there parking available?**

- There are 16 parking spaces onsite, which are an additional £150pcm each. There is an NCP car park by the train station where season tickets can be purchased. We are able to provide you with details to negotiate a deal for these spaces if an applicant is interested.
- **Are the apartments furnished?**
  - The apartments include blinds, flooring, oven, hob & extractor.
- **How much will the bills be?**
  - Electricity is metered, and will also cover heating your water, so this would depend on how much you use, and which supplier you decide to use.
  - Water is metered, so this would depend on how much you use, but an average would be around £35 per month for 1 person/2 people.
  - Depending on your circumstances, you will need to pay council tax for the apartment. Council Tax is priced by band, and the cost will depend on the banding. We are expecting the apartments to be a Band B-C (approx. £1825.00 to £2085.00 per year).
- **What is the minimum tenancy term?**
  - The minimum tenancy term will be 12 months.
- **Are pets allowed?**
  - Pets are welcome at Platform for an additional £50pcm rent. This is for one small pet only and is subject to a pet application.
- **What is the eligibility criteria?**
  - You must be first time buyers, unless you are returning to the market following a personal incident such as a relationship breakdown meaning you had to leave your home.
  - Your household income should not exceed £80,000 per year. You will also be required to complete an income and expenditure document to allow us to ensure your eligibility and affordability.
  - Each applicant must be able to pass a credit check and provide employer and landlord references where applicable.
  - You must not be in a position to be able to purchase a property on the open market right now.
- **What would the upfront costs be to reserve and move into an apartment?**
  - If you wish to reserve an apartment, you will need to pay a holding deposit of £100 which will secure the apartment for you until your application is finalised. This payment will then be allocated to your rent account if your application is successful.
  - When your application has been approved, you will be required to pay rent in advance and also a deposit:
  - Rent:

- The rent is always due on 1<sup>st</sup> of each month. If your tenancy start date is before 15<sup>th</sup> of the month, you will have to pay one month's rent (minus the £100 holding deposit already paid).
  - If the tenancy start date is after the 15<sup>th</sup> of the month, you will need to pay the apportioned amount to the end of your move in month, PLUS the full rent for the following month (minus the £100 holding deposit already paid).
- The deposit:
    - A traditional deposit equating to one months rent, to be paid before your sign up appointment. This will be registered with The DPS.