



# Darbishire House Student Accommodation

*Exclusive Accommodation for Students in Manchester*

**2019 - 2020**

**A Stay Inn Students Accommodation**

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## Darbishire House



Organised into 9 separate apartments, Darbishire House provides quality student lodgings right at the heart of Manchester's Student Village. Accommodating to all budgets and requirements, the House offers range of rental options from single bedrooms to double studios, all of which benefit from a luxury fitted kitchen and wireless internet.

Located on the corner of Upper Brook Street and Hathersage, Darbishire House is just moments away from Manchester's Universities and libraries, and is only a short walk away from the city's vibrant centre.

<sup>2</sup> All features shown are correct at time of writing, however in some small features may be subject to change

Rooms start from £102 a week, (Based on a 44-week tenancy <sup>2</sup>) include all bills and utilities (including wifi), range up to £165 a week for a studio apartment, and are all available at discounted prices when paying up front or as part of a group booking.



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## prices

a discounted rate of 75% is available for the final 5 weeks of the summer

Room Grade*	Price/Week 44/47/52	Total Price (44 Weeks)	Total Price (47 Weeks)	Total Price (52 Weeks)
Bronze Room	£109/£105/£ 102	£4,796	£4,935	£5,304
Silver Room	£114/£112/£109	£5,016	£5,264	£5,668
Gold Room	£119/£115/£112	£5,236	£5,405	£5,824
Platinum (One Bedroom Studio)	£165	N/A	N/A	N/A

\*Room grade refers exclusively to room size.  
All rooms have matching furnishings and features.

## key features

- On-site laundrette
- Secure Parking
- Bike Storage
- Ethernet and Wi-Fi



# facilities



Secure parking



Luxury fitted kitchen



Wi-Fi



Laundry facilities



Bike storage

## Flat Facilities

- Bed
  - Double
- Kitchen and Dining Room Area
  - Fridge/Freezer, Oven/Cooker, Microwave, Toaster, Kettle
  - Dining Table and Chairs
- Internet
  - Wi-Fi and Ethernet
- Bathroom
  - Shower(s)/toilet(s) are shared between an average of 4 persons

## Accommodation Facilities

- Launderette
- Secured Parking
- Bicycle Storage

## Local Amenities

- Universities
  - Manchester University (10 – 15 minutes' walk)
  - Manchester Metropolitan University (15 minutes' walk)
- City Centre
  - Piccadilly Gardens (30 minutes' walk)
  - Bars and Clubs (10 minutes' walk)
- Public Transport
  - Oxford Train Station (10 minutes' walk)
  - Piccadilly Train Station (10 minutes' walk)
- Local Restaurants and Food
  - Curry mile (4 minutes' walk)
  - Local Superstore (4 minutes' walk)

### Bronze Room

The Bronze Room is the starting room in the range provided by Darbshire House. The flat offers the facilities highlighted overleaf:

- £102 per week for a period of 44 weeks (£4,796 per year)

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### Silver Room

The Silver Room boasts the same facilities as the Bronze Room but features additional room and storage space.

- £107 per week for a period of 44 weeks (£5,016 per year)

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### Gold Room

Our Gold rooms are the largest in the house, featuring all standard facilities as well as an average 12 metres<sup>2</sup> worth of floor space.

- £112 per week for a period of 44 weeks (£5,236 per year)

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### Platinum (One Bedroom Apartment)

Our platinum apartments are open-spaced studio apartments for students who want to enjoy the freedom of living alone whilst studying at University.

- £165 per week for a period of 47 weeks (£7,755 per year)



# frequently asked questions

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## Who are Darbshire House?

Darbshire House is owned and managed by a private lettings company that has been managing premium accommodation and hotels for over 12 years. We believe that modern student accommodation should be well located, comfortable, stylish and affordable.

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## Why should I stay at Darbshire House?

Boasting an unrivalled location, Darbshire House is an ideal place to live if you wish to pursue your academic life in Manchester. The location and facilities on offer ensure that students can make the most of their time at University, without having to worry about travelling to and from their accommodation.

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## Do I have to be a student to live at Darbshire House?

To take out a tenancy with us you need to be eligible for council tax exemption. This applies to all full time students and some part time students. If you are unsure your university or college should be able to advise you whether you are exempt.

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## How can I book a Room at Darbshire House?

This can be done using our Online Booking service on our website, [www.stayinnstudents.co.uk](http://www.stayinnstudents.co.uk). Alternatively a hard copy of our application booklet can be downloaded from the relevant section of the website. We can also send a copy either by email or post, or they can be collected from the Management Office.

In order for a direct booking to be confirmed all required documents must be returned including a Guarantor Agreement, Tenancy Agreement, Initial Rent payment and provision for your rent payments. Any incomplete or incorrect applications will not be accepted. A booking will only be confirmed by Darbshire House once all necessary documentation has been supplied.

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## Do I pay a deposit?

Yes, a safety deposit of £300.00 (with UK-guarantor) or £500.00 (with Non-UK guarantor) is required before you can begin your tenancy. This is placed within the government's deposit protection scheme as a security against any damages to your room. It is refunded in full following the satisfactory return of the flat after the expiration of your contract.

## frequently asked questions

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### **What are the Terms and Conditions of staying at Darbshire House?**

All rooms that are let directly to students are done so using an Assured Short hold Tenancy Agreement. These agreements outline what is expected of the resident and in turn the obligations of Darbshire House as a landlord. The agreements are a legally binding document and should be read carefully. Once signed they are for a fixed term and should the resident wish to move out of the accommodation before the end date, they will remain liable for the full rent until the end of the contracted period and are responsible for the condition of the property regardless of whether they are staying in the Darbshire House or not.

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### **What does being a Guarantor mean?**

All students who wish to take up our rent instalment plan are required to provide a Guarantor. By agreeing to be a Guarantor you are signing a legal document stating that you agree to pay the rent and guarantee the behaviour of the resident if they default. Please do not sign this agreement if you do not wish to take on this responsibility. Any student who does not have a Guarantor will be required to pay the full year's rent upon application. International students having International Guarantors will be required to pay a deposit of £500.00. The deposit will be refunded at the end of the contract following the satisfactory return of the flat after the expiration of your contract.

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### **When do I pay my rent?**

Our rent dates and amounts are set out clearly within our tenancy agreement. The amount can be paid either in full, or in 3 instalments before the beginning of each academic term. Please note that rent may be due before the contract begins and that the dates may not perfectly coincide with student loan dates. This should be taken into consideration when planning your accommodation as late payments may be subject to interest charges and, in some cases, legal action against the resident and their Guarantor. We do, however, provide the option for students to pay just £500.00 (subject to £50 admin fee) towards their 1st rent instalment, paying in the remainder amount within 3-4 weeks of their first student loan instalment. Full details can be found within the tenancy agreement.

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### **Do I need to take out Contents Insurance?**

At Darbshire House we provide you with contents insurance for your belongings free of charge. When you arrive we will provide you with details of the policy and if you need to cover anything extra, you can contact the Insurance policy provider to arrange an upgrade.





# frequently asked questions

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## **Can I connect to the Internet?**

All Darbshire House rooms come with free high-speed wired internet connection and wireless internet is available throughout the house, free of charge.

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## **Do I need to move out during the holidays?**

Your contract at Darbshire House is for a fixed length of time and you can stay throughout this period. This means that you do not need to move out during the holidays, which may fall in the period of your tenancy e.g. Christmas and Easter holidays. Should you want to stay during the summer, it is usually possible to book additional accommodation (minimum 1 week, maximum 5 weeks); although we advise that you book early to ensure rooms are available.

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## **What security facilities are provided?**

Electronic door entry systems and CCTV offer security to ensure that Darbshire House offers a high standard of security and the safest possible environment for our residents.

Caretakers are present throughout periods of the day, from Monday to Friday, and are there to carry out maintenance and any other work necessary. This includes ensuring that all security facilities are fully operational.

The Management Office is open 24/7 and so if any problem does arise, residents should contact the Office where a member of staff can swiftly deal with the situation.

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## **What happens if I have a maintenance problem and something stops working?**

Darbshire House has a dedicated Caretaker team to respond to and resolve your maintenance issues. We aim to respond to your problem in a timely manner and wherever possible will complete a repair during the first visit. Of course, this isn't always possible and there are times when parts need to be ordered or external contractors arranged – in these instances we aim to keep you updated with the progress of the issue as much as possible.

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## **What kitchenware is provided?**

Darbshire House designs flats that provide you with everything you need to enjoy student life. Our flats come fully kitted out with all your cooking appliances provided: cooker, hob, kettle, toaster and microwave. However, no cooking utensils, crockery and cutlery are provided, therefore, as the tenant you'll need to bring these along.





## frequently asked questions

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### Can I pay my rent in instalments?

Yes, Darbshire House provides a number of payment methods that allow students to pay for their accommodation in a cost effective way that suits their budgets.

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### Is there an administration fee?

Yes, all new applicants to the house will have to pay a non-refundable £99 application fee upon submission of their completed application form. All existing tenants looking to stay for the next academic year do not need to pay.

## discount packages

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1. You can pay the entire rental amount in one go before you move in and get a discount of 5%.
2. If you book as part of a group (3 or more) each person within the group will receive a £100.00 discount from the total year's rent.
3. The prices for week 44-52 are 75% of the standard price, subject to management discretion. This is only applicable to existing tenants.

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### Nearby

0.0 miles Royal Infirmary Hospital

0.5 miles Wilmslow Road Restaurants

0.8 miles The University of Manchester Campus

1.0 miles Royal Northern College of Music Campus

1.2 miles Manchester Metropolitan University Campus

1.5 miles Oxford Road, home of Restaurants, Bars and Cinemas

1.9 miles City Centre

2.7 miles The University of Salford Campus

