



GRISDALES

PROPERTY SERVICES



33 Infirmary Road, Workington, CA14 2UG

£725 Per Calendar Month

IT'S NOT EVERYDAY WE HAVE A STYLISH TWO BEDROOMED APARTMENT WITH GARAGE AVAILABLE TO LET!

So don't miss your opportunity!

Located within a modern and purpose built development, fairly close to the town centre, is this light and airy two bedroomed apartment with Juliette balcony and a pleasing outlook to the front. Well presented and maintained, it offers great space for a single person or couple and the garage just completes the package perfectly.

Apply, view and hopefully this great flat will be your new home!

Helping you find your perfect new home...

www.grisdales.co.uk

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T : 01900 829 977 | E : cockermouth@grisdales.co.uk

THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

ENTRANCE

The property is accessed via a communal hallway with stairs to the first floor and door into:

INNER HALL

Window to the side and doors leading to the main rooms.

LOUNGE/DINER/KITCHEN

21'5" (max) x 16'0" (6.55 (max) x 4.89)



Lounge area and Juliet balcony to the front; television point. Door leading into walk-in cupboard with hanging space. Ample space for a dining table. Wall mounted intercom.

Kitchen area is fitted with a range of base and wall units in a natural wood effect with laminate worktop over and matching upstand. Includes 1 1/2 bowl stainless steel sink unit, washing machine, fridge/freezer, integrated electric oven with 4-ring, gas hob over and stainless steel extractor fan with stainless steel splash back. Window to the front. Spotlighting. Wood effect vinyl floor covering within the kitchen.

BEDROOM 1

11'0" x 9'4" (3.37 x 2.85)



Double room to the front with spotlights. Wood effect laminate floor.

BEDROOM 2

9'11" x 8'7" (3.04 x 2.63)



Double room to the rear with laminate floor and spotlighting.

BATHROOM

7'4" x 5'6" (2.26 x 1.70)



Fitted with bath, with shower over, pedestal wash basin and low-level WC. Fitted around sanitary fittings with beige ceramic tile. Tile effect flooring. Chrome ladder style radiator. Frosted window to the rear. Wall mounted bathroom accessories and shaver point.

GARAGE



Single garage with parking space in front (the garage is the left hand one of the two together).

DIRECTIONS

From Workington Town Centre continue onto Harrington Road taking the turning to the left onto Infirmary Road. The property is located on the left hand side heading towards the end of the road.

COUNCIL TAX

We have been advised by Allerdale Borough Council (0303 123 1702) that this property is placed in Tax Band B.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

THE RENT

Rent is paid on a calendar monthly basis, in advance, and excludes charges for Services, Council Tax etc.

THE CONSUMER PROTECTION REGULAT

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

*Please note these details have yet to be approved by the landlord.

DAMAGE DEPOSIT

A deposit will be paid by the tenant, prior to the commencement of the tenancy, equivalent to five weeks rent and it will be returned at the end of the tenancy providing there is no damage, the Inventory is correct and there are no rent arrears. The deposit will be held by the Deposit Protection Service (a custodial service scheme in accordance with the Tenancy Deposit Legislation) and returned to you as per the

Tenancy Agreement.

Alternatively, ask Grisdales about the ZERO DEPOSIT GUARANTEE which is available for this property (subject to conditions). Costs are a set up fee of £49 and a payment equivalent to one weeks rent. After that there is an annual renewal fee of £17,50 paid to Zero Deposit.

HOLDING DEPOSIT

Grisdales takes a Holding Deposit for from a tenant to reserve a property. This is one week's rent and for this property will be £165.

This Holding Deposit will be held for up to 15 days (what is known as Deadline for Agreement). From taking the Holding Deposit, the Tenancy Agreement must be entered into (signed by both parties and dated) before the Deadline for Agreement. However, Grisdales can agree with the tenant in writing that a different date (for example, an extension) is to be the Deadline for Agreement. Please make your own enquiries as to when the Holding Deposit can be repaid to you and when it can be retained by Grisdales.

Should the tenancy commence, unless the tenant advises otherwise in writing, it is agreed that the amount of the Holding Deposit will be deducted from the first payment of rent.

THE TENANCY

The property is offered on a 6 month Assured Shorthold Tenancy.

WHO WILL LOOK AFTER THE PROPERTY?

The property will be managed by your landlord.

INSURANCE

You are required to have sufficient means to cover your liability for the Landlord's fixtures and fittings as set out in the Tenancy Agreement. Sufficient means includes a sum of money available to put right any damage, or alternatively you could purchase a suitable insurance policy to cover this liability.

The Landlord's insurance policy does not cover your possessions within the property. You are advised to consider the need for Tenants Insurance, which usually includes cover for your own possessions and accidental damage to the Landlord's items.

The Landlord will not be responsible for any damage caused to your belongings unless it is caused by an act or omission by the Landlord or Agent, which invalidates any insurance you do have.

It is recommended that you hold adequate insurance to protect against accidental damage caused by the Tenant to

the Landlords Fixtures and Fittings at the premises as described in the Inventory. You should also consider insuring your own possessions. Please speak to Grisdales for further information.

RENTAL PROTECTION PLAN

Have you ever thought how you'd cover the cost of your rent if you were to become ill or injured and were unable to work? – Taking out Rental Protection Plan is a great way to protect yourself, or the ones you love should the unexpected happen during the length of the plan – Ask for an FREE appointment to discuss this plan with our trusted provider.

APPLICATIONS

Applications for the tenancy are to be made to Grisdales. The application form is on our website – please go to www.grisdales.co.uk, Tenants, Tenancy Application form. Please complete this form electronically and once we have received it we will discuss your application with the landlord. If the landlord decides to proceed with your application and requests that you are referenced you will need to complete a further on-line application form for Homelet, our reference provider. References will then be carried out which can take up to 7 days.

PROOF OF IDENTITY

When you apply for a property to rent through Grisdales, you will be required to PERSONALLY provide identification in its ORIGINAL format.

This can be in the form of:

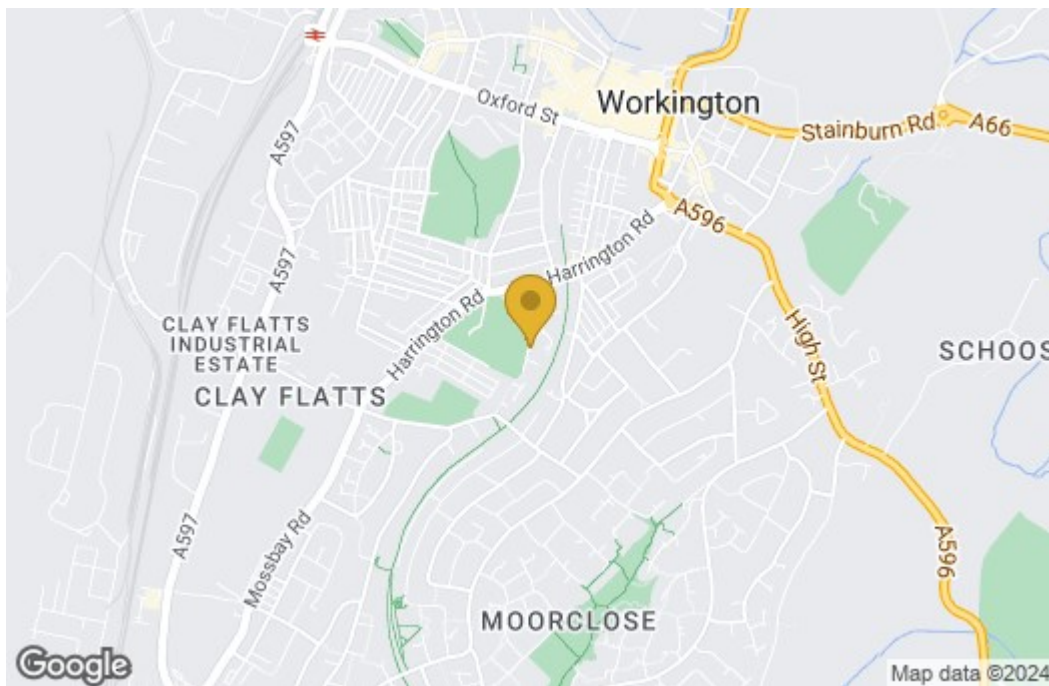
- Valid passport
- Valid photo card driving licence
- National Insurance Certificate
- Firearms Certificate
- Birth Certificate

WHAT HAPPENS NEXT?

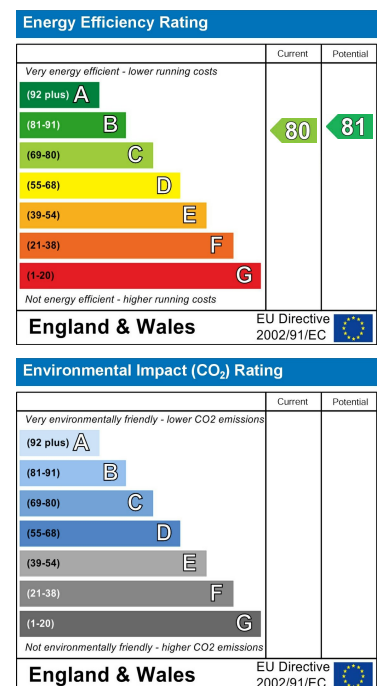
Please see our website for further information.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.