



# GRISDALES

PROPERTY SERVICES



**29 Infirmary Road, Workington, CA14 2UG**

**£725 Per Calendar Month**

This is a smashing two bedroomed second floor flat located on the edge of a modern development with an open aspect from the front.

It's modern internally with an open plan lounge/diner/kitchen along with two double bedrooms and a shower room. Being one of only two in the development, it's nice and peaceful too.

Come and have a look - the garage and additional off road parking space has to be a big advantage to you!

Helping you find your perfect new home...

[www.grisdales.co.uk](http://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

Electric heating;  
uPVC double glazing;  
Fitted throughout with a wood effect laminate floor (except to the bathroom)  
Oak veneer doors throughout.

## COMMUNAL ENTRANCE HALL

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

## INNER HALL

With access into the loft. Cupboard housing cylinder tank.

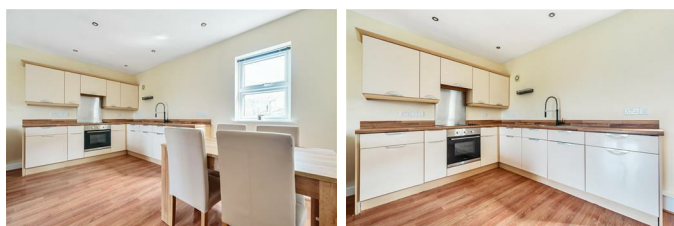
## OPEN PLAN LOUNGE/DINING ROOM/KITCHEN



A lovely open L-shaped space split into three areas: dining, kitchen and relaxing.

## KITCHEN & DINING AREA

15'7" x 9'9" (4.77 x 2.99)



Fitted with a range of base and wall units in cream with silver handles and wood effect worktop over with matching splash-back. Includes 1.5 bowl stainless steel sink with modern mixer tap, integrated electric oven, 4-ring electric hob over and stainless steel splash-back, integrated fridge and freezer, dishwasher.

Ample space for a dining table, window to the rear and wall mounted intercom system Opening into:

## LOUNGE

15'3" x 10'3" (4.66 x 3.14)



With television point, wall mounted electric heater and double uPVC doors onto Juliette balcony.

## BEDROOM ONE

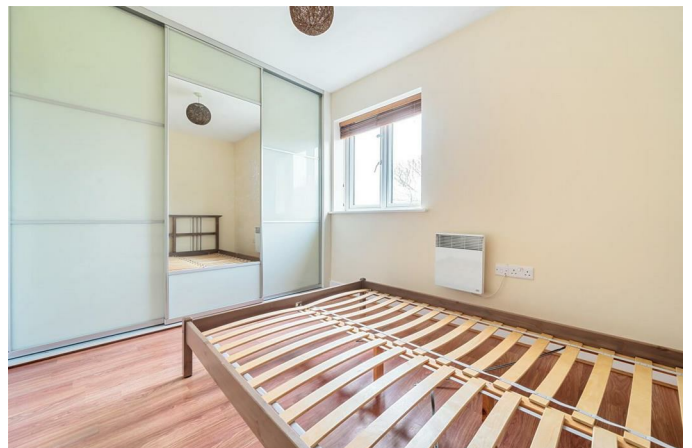
11'2" x 8'6" plus cupboards (3.41 x 2.61 plus cupboards)



Double room to the front with a pleasing outlook, television point and set of built-in wardrobes with sliding doors.

## BEDROOM TWO

10'0" plus cupboards x 8'5" (3.05 plus cupboards x 2.58)



Double room with range of built-in cupboards with three sliding doors, one with a mirror front.

## BATHROOM

6'7" x 5'8" (2.03 x 1.73)



Fitted with shower with clear screen and sliding door and wall mounted chrome shower and attachments, pedestal wash basin with chrome mixer tap and low level WC, chrome ladder style radiator. Fitted around sanitary fittings with cream ceramic tiles, spotlighting, frosted window to the rear, fan and shaver point.

## PARKING & GARAGE

16'1" x 10'11" (4.91 x 3.35)



Parking for one car immediately in front of the garage on the brick paved drive and an up and over door leads to a larger than average single garage with painted floor, plumbing for washing machine and space for additional appliances.

## 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 Cumberland Council (0300 373 3730) that this property is placed in Tax Band B.

## THE RENT

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

## THE CONSUMER PROTECTION REGULATIONS 2008/VIEWINGS

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.

DELETE BELOW WHEN NOT APPLICABLE

\*\*There is sensitive information in connection with this property, please contact us for further information

## 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.

## 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 £167

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, Grisdals 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 Grisdals.

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?

For peace of mind, the property will be managed by Grisdals.

## 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 to speak with our Protection Specialist.

## 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](http://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.

## WHAT HAPPENS NEXT?

Please see our website for further information.

## 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

## MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances

## Floor Plan



### Infirmary Road, Workington, CA14

Approximate Area = 624 sq ft / 57.9 sq m

Garage = 177 sq ft / 16.4 sq m

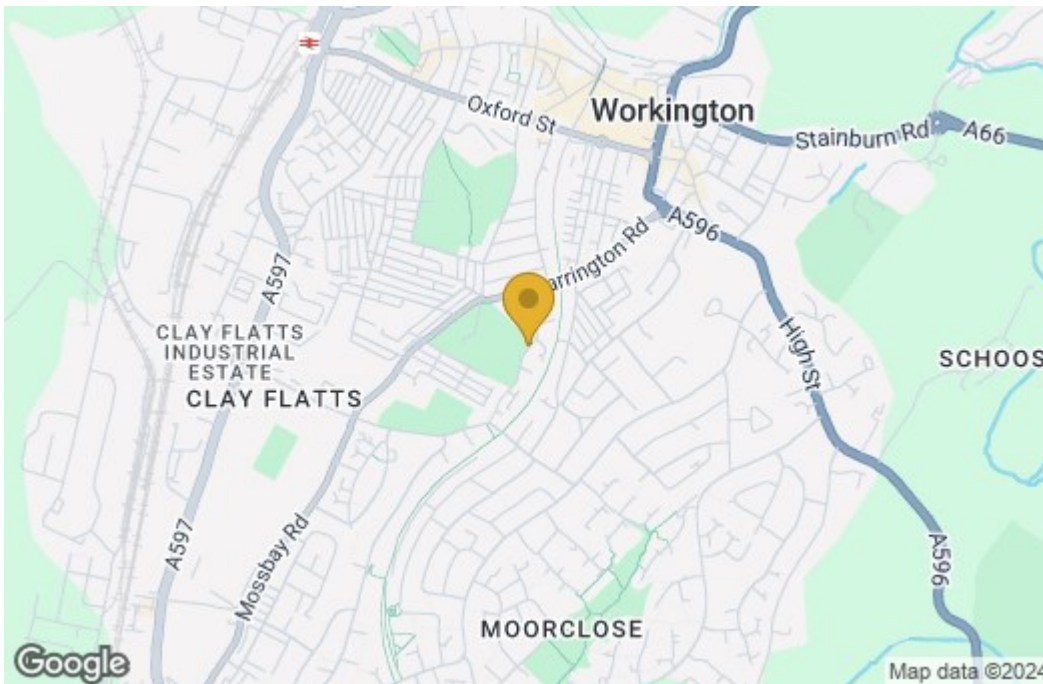
Total = 801 sq ft / 74.4 sq m

For identification only - Not to scale

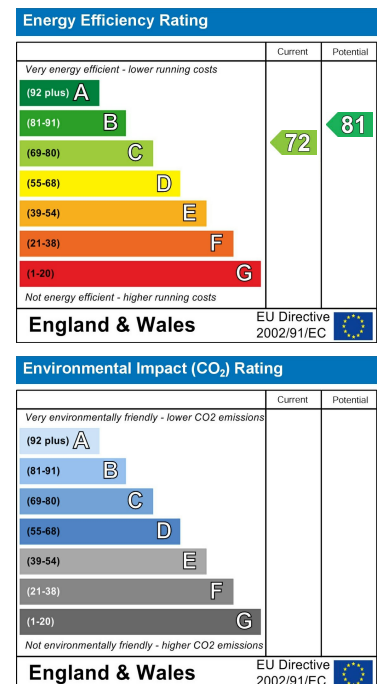


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Grisdales. REF: 1108815.

## 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.