



13 Horsman Court, Cockermouth, CA13 0HQ

£675 Per Calendar Month

FABULOUS CREAM HIGH GLOSS KITCHEN AND MODERN BATHROOM
CARPETS AND DECOR ONLY 6 MONTHS OLD!

A smashing two bedroomed ground floor apartment in Horsman Court with **ALLOCATED PARKING**, river view, handy for town centre.

Immaculately presented internally and with security intercom system, **MAKE A VIEWING - YOU WON'T BE DISAPPOINTED!**

COMMUNAL ENTRANCE HALL

With access to:

INNER LOBBY & HALLWAY

With intercom system and cupboard

LOUNGE

14'1" x 11'2" (4.3 x 3.4)

Television point and telephone point

KITCHEN

12'6" x 5'11" (3.8 x 1.8)

Lovely cream high gloss kitchen units with contrasting worksurface over and chunky stainless steel handles. Incorporating electric oven, hob and extractor, washing machine and fridge/freezer. Interlocking tile effect floor and spot lighting

BATHROOM

8'6" x 5'7" (2.6 x 1.7)

White suite comprising bath and shower over, wash basin and w.c.

BEDROOM ONE

9'10" x 11'6" (3.0 x 3.5)

Double

BEDROOM TWO

9'2" x 8'6" (2.8 x 2.6)

Single

EXTERNALLY

Allocated parking for one car

FACILITIES

Electric heating

DIRECTIONS

From Main Street proceed into Crown Street and Horsman Court can be located just after the roundabout and before Aldi on the left hand side.

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.

DAMAGE DEPOSIT

Allerdale Borough Council (01900 702530) advise that this property is in Tax Band A

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 Grisdales.

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 Lewis Morgan, 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, 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 BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

Mortgage Advice Bureau Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

To find out how we can help you realise your dreams, just call your nearest Grisdales office.

COVID-19 VIEWING GUIDELINES

Covid restrictions have been reduced in recent months but we are still conscious that we, and prospective purchasers/tenants, are entering our clients' homes. With this in mind, we would ask that masks are still worn wherever possible. We would also ask that you notify us, prior to any appointment, if you are displaying any symptoms of Covid 19 so that the appointment can be re-arranged.

Floor Plan



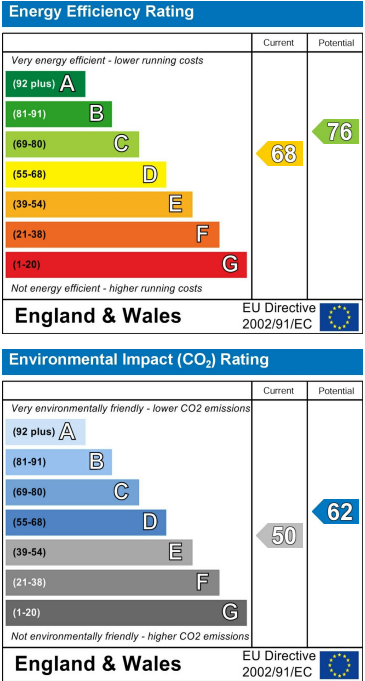
Measurements are approximate. Not to Scale. Illustrative purposes only.
Plan produced using PlanUp.

13 horseman court, Cockermouth

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.