



1 Queen Court, Cockermouth, CA13 9FF

£700 Per Calendar Month

WE ARE ABSOLUTELY DELIGHTED TO BE LETTING THIS SUPERB TWO BEDROOMED DUPLEX APARTMENT IN THE TOWN CENTRE!!! Forming part of the old printing house, the first and second floor rooms above the shop have been converted to form a highly desirable two bedroomed apartment which offers exceptionally spacious and well proportioned space ideal for a professional person or couple. The apartment forms part of this new and prestigious development, known as Queen Court, which is quietly tucked away off the main street, access to which is for residents only, and the apartments and office space is centred around an attractive courtyard. Inside, the flat is smashing! An entrance hall leads to a spacious first floor reception room with good storage space, there's a large kitchen, bathroom and utility area and a south facing lounge at the front. On the top floor there are two bedrooms and a shower room. There's easy access to the Memorial Gardens where there's ample pay and display (or permit) parking.

THINGS YOU NEED TO KNOW

Gas central heating;
Double glazing.

ENTRANCE

The property is accessed via a hardwood door with frosted glazing panels and that leads into:

INNER LOBBY

With patterned tiled floor, coats hooks, spotlighting and stairs to the first floor.

FIRST FLOOR HALLWAY/RECEPTION ROOM



With spotlights, traditional feature fireplace, full length black radiator, understairs alcove with shelved area, useful cupboard and stairs to the second floor.

LOUNGE

12'7" x 12'5" (3.86 x 3.81)



With two sash windows overlooking Main Street, feature fireplace with brick and slate alcove and television point.

KITCHEN

16'4" x 11'4" (5.00 x 3.46)



Fitted with a range of base units in cream with chrome handles and black laminate worktop over with matching splash-back. Kitchen includes integrated dishwasher, stainless steel sink with mixer tap, integrated electric oven, 5-ring gas hob over and integrated fridge/freezer. Three windows plus Velux roof light, spotlighting, two traditional beams, ample space for a dining table and cupboard with shelving. Door into bathroom.

BATHROOM

11'1" x 7'9" (3.40 x 2.38)



Fitted with bath and chrome connected mixer tap, low level WC, white pedestal wash basin with two chrome taps and shower with chrome connected shower and attachments, Perspex door in chrome frame and fitted throughout with white ceramic tiles and white ceramic tiles around the bathroom. Chrome ladder style radiator, spotlighting, cupboard, Velux roof lighting and frosted window to the rear. Door into utility room.

UTILITY ROOM

10'7" x 4'4" (3.24 x 1.33)



Fitted with base cupboard and laminate worktop over with stainless steel sink and mixer tap, window overlooking the rear, spotlighting, shelved alcove and plumbing for washing machine.

SECOND FLOOR LANDING

BEDROOM ONE

11'9" x 10'7" (3.60 x 3.24)



Double room to the front with television point, Velux roof light, useful alcove and two beams. Part under eaves.

BEDROOM TWO



Double room to the rear, split with a step. Electronic black out blind within Velux roof light.

SHOWER ROOM

Fitted with shower cubicle with chrome shower and attachments and folding door, small wash basin and low level w.c.

EXTERNAL

There is use of the courtyard. Parking is available on the street or within the car park at the Memorial Gardens, subject to pay and display or an annual permit from the Council.

DIRECTIONS

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band

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 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

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 £161

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?

The property will be managed by your landlord but you will pay rent to 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 Grisdals 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.

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

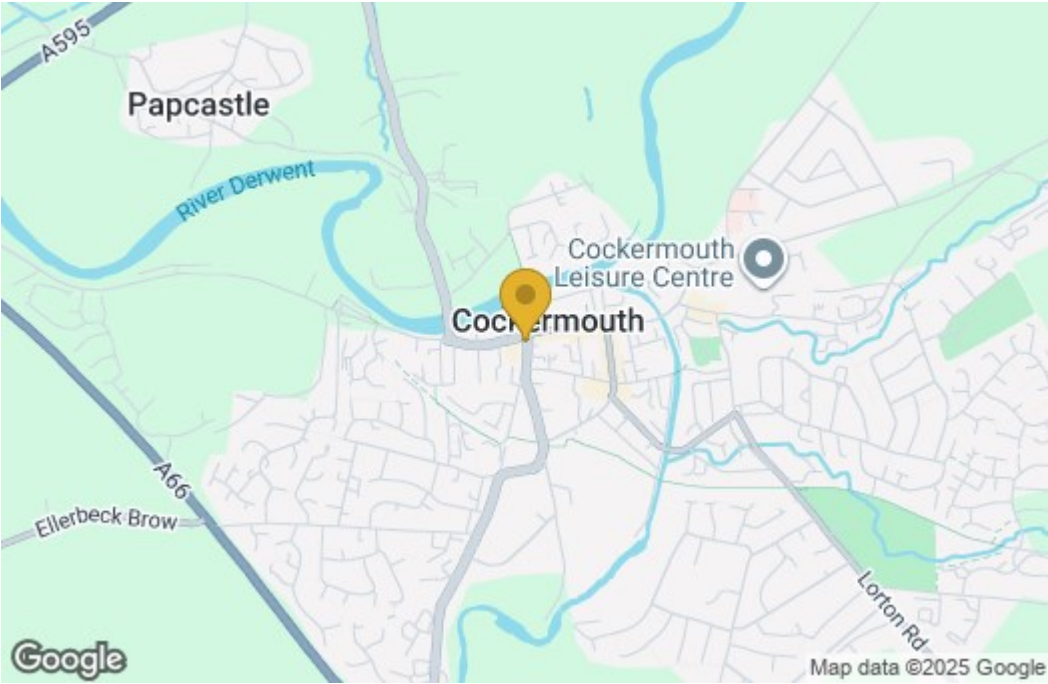
WHAT HAPPENS NEXT?

Please see our website for further information.

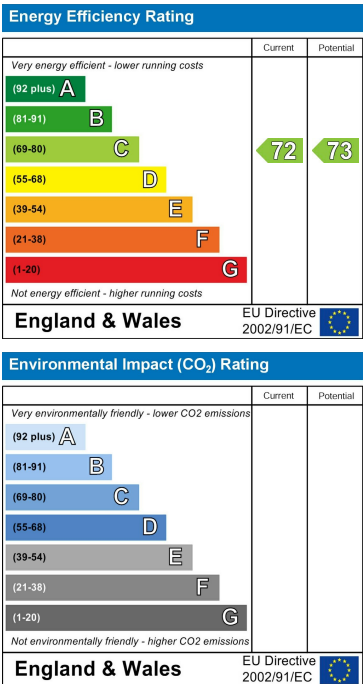
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.