GRISDALES
PROPERTY SERVICES

42 Nepgill Park, Workington, CA14 1YG

£575 Per Calendar Month

LOOKING FOR A QUIET AND SIMPLE LIFESTYLE? then come and look at 42 Nepgill Park, a one bedroomed self contained two floor apartment located in this peaceful and tranquil development. There's off road parking, use of the grounds and even a pretty pond with much wildlife.

Recently fitted kitchen, decor and carpets, a sparkling white bathroom, this will suit a single person or couple and it will quickly make a smashing home.

Handy for the A66 travelling west and east.

ENTRANCE HALL
With cupboard

SHOWEROOM

Fitted with a white suite comprising large walk-in shower, wash hand basin, wc., cupboard.

BEDROOM (Ground Floor)
11'0" x 9'0" (3.35 x 2.74)

LOUNGE/KITCHEN/DINING ROOM



With tv point, dining area and newly fitted gloss grey kitchen with integrated hob and oven, stainless steel sink and fridge freezer, useful cupboard.

EXTERNALLY
There is parking available for the property within the development.

Although there is no specific garden allocated to the property there is use of the communal garden which is maintained by the landlord. It is an attractive area including a pond with much wildlife. There are also attractive trees, shrubs, etc and it makes an idyllic area to be.

A lock up garage at £35 pcm is also available subject to availability.

FACILITIES
Electric storage heaters.
A laundry facility is available on the site (token facility)
PLEASE NOTE THERE IS A CHARGE OF £20 PCM FOR SEWAGE

DIRECTIONS
From Cockermouth take the A66 in a westerly direction and at the Broughton/Brigham turn, turn left signed to Brigham, pass Brigham School and go through Broughton Cross. Proceed towards Bridgefoot and there is a drive to Nepgill Park on the left hand side. Drive up here to the parking area and the property can be found adjacent. It is 2 miles from the A66 to the Park entrance.

THE RENT
Rent is paid on a calendar monthly basis, in advance, and excludes charges for Services, Council Tax etc.
PLEASE NOTE THERE IS AN EXTRA £20 PCM FOR SEWAGE.

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 from a tenant to reserve a property. This is one weeks rent and for this property will be £109

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. Please see Grisdales for full details on this.

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.

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 a FREE appointment to discuss this plan with Lewis Morgan, our Protection Specialist.

APPLICATIONS

N/A

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 provide identification. This can be in the form of:

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

MORTGAGE ADVICE BUREAU

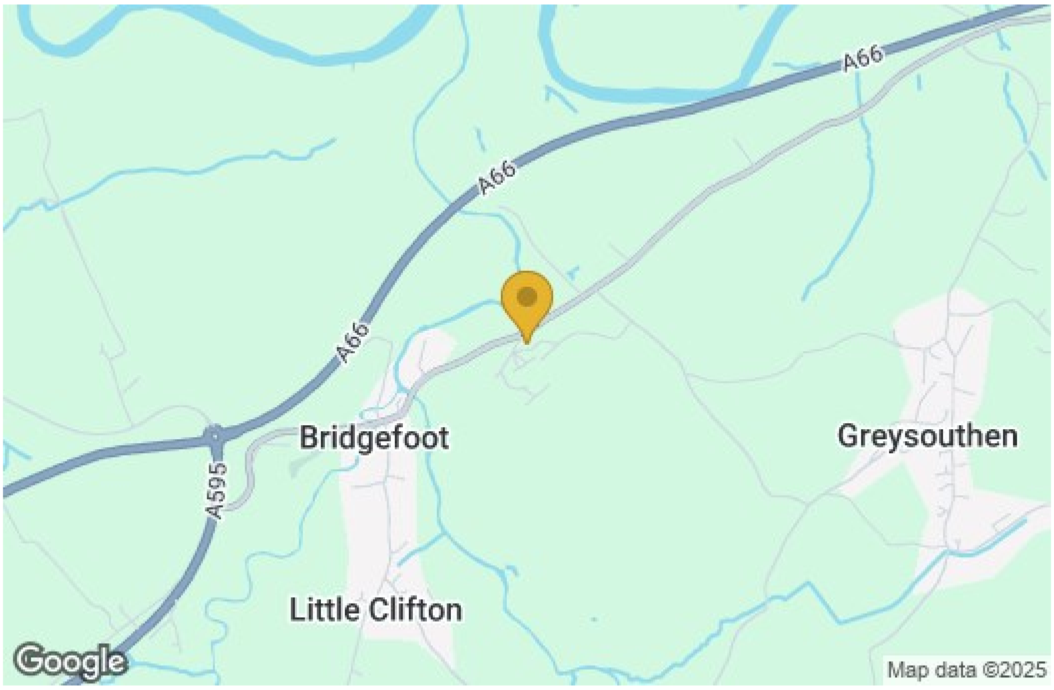
Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across the UK. Our advice will be specifically tailored to 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. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed. To find out how we can help you realise your dreams, just call your nearest Grisdales office.

Floor Plan

Area Map



Energy Efficiency Graph