



Barrow-in-Furness

£625 pcm

2 Birch Close, Roose
Barrow-in-Furness
Cumbria
LA13 0RQ

A furnished first floor flat in a desirable part of Barrow with parking for one car. Comprising good sized living room, kitchen, double bedroom and bathroom.

- First Floor Apartment
- Living Room, Double Bedroom with Built in Storage
- Modern Kitchen with Fridge and Washing Machine
- Parking for One Car
- Convenient Location for Local Amenities
- Furnished
- No Smokers or Sharers
- Not Suitable for Pets
- Council Tax Band - A
- Available Soon and Long Term

Property Ref: ULR0121





Living Room

Location: On arrival on Abbey Road on Abbey Road take the left turn signposted Furness Avenue on to Furness Lane. At the roundabout take the first exit onto Glass Lane and turn left to drive on Glass Lane. At the junction turn left onto Leece Lane and turn right to drive on Leece Lane. Take the forth

turning on the left into Holbeck Park Avenue, third right turning into Princewood Drive and then first left in Birch Close. No. 2 is the first property on the right.

What3Words: ///fortunate.arts.shared

Furnishings: The property is offered furnished which includes: sofa, tv unit, coffee table, dining table and chair. Kitchen with cutlery, crockery and cookware. Appliances of fridge, washing machine, kettle, toaster and microwave included on non repair or replacement basis. Bedroom with double bedframe and mattress.

Services: Mains Electric, Gas, Water and Drainage. Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband>

Viewings: Strictly by appointment with Hackney & Leigh – Ulverston Office.

Ongoing Tenancy Management: Upon tenancy commencement the property will be directly managed by Hackney & Leigh.

Applying for a Tenancy: Tenancy Application Forms are available from any Hackney & Leigh office. Each application must be accompanied by payment of a Holding Deposit (one weeks rent) payable either by debit or credit card. This is paid to reserve the property and will be held by us for a period of 15 days unless we agree otherwise.

All adults of 18yrs and over who will be living at the property will be asked to provide evidence of nationality and identity to validate their "Right to Rent" under the Immigration Act 2014.

Referencing: All applicants will be required to provide satisfactory references eg: employer, current landlord and two character references. For the self-

employed, a reference from your accountant or solicitor will be required. A credit reference will be obtained for each applicant. Acceptance of references and the offer of a tenancy is at our discretion.

The Tenancy: The property will be let on a fixed term Assured Shorthold Tenancy for an initial period of 6 months. There is no automatic provision within the lease for early termination and the tenant is responsible for rent for the whole term.

The tenant is responsible for Council Tax for the tenancy period and for all charges for water and sewerage, gas, electricity, telephone or other utility/service providers' charges supplied to the tenant during the tenancy.

Deposit & Rent: The successful Tenant will be required to pay a deposit (equal to a maximum of 5 weeks rent depending on the property). This will be held in accordance with the Tenancy Deposit Scheme Regulations and will be re-fundable at the end of the tenancy, subject to the property being left in a satisfactory condition. Rent is payable on or by each rent day and is payable by standing order. One month's rent in advance PLUS the deposit, is required at the time of signing the agreement. Please Note: It is NOT possible to use the deposit as rent for the final month.

Pets: Pets are unable to be accepted at this property. Pets may not be acceptable for a number of reasons including allergies/medical reasons, conditions within the property lease, lack of outside space, communal grounds or close proximity to a main road. Acceptance of a pet is subject to the Landlords discretion.

Insurance: It is the Tenants' responsibility to insure their own possessions. Tenants are strongly advised to take out accidental damage cover in respect of the Landlord's property and contents.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website www.hackney-leigh.co.uk and also at any of our offices.

How to rent: Prospective tenants are advised to read the government's leaflet which is available here: <https://www.gov.uk/government/publications/how-to-rent>

Note: Photographs taken prior to current tenancy, presentation may differ on inspection.

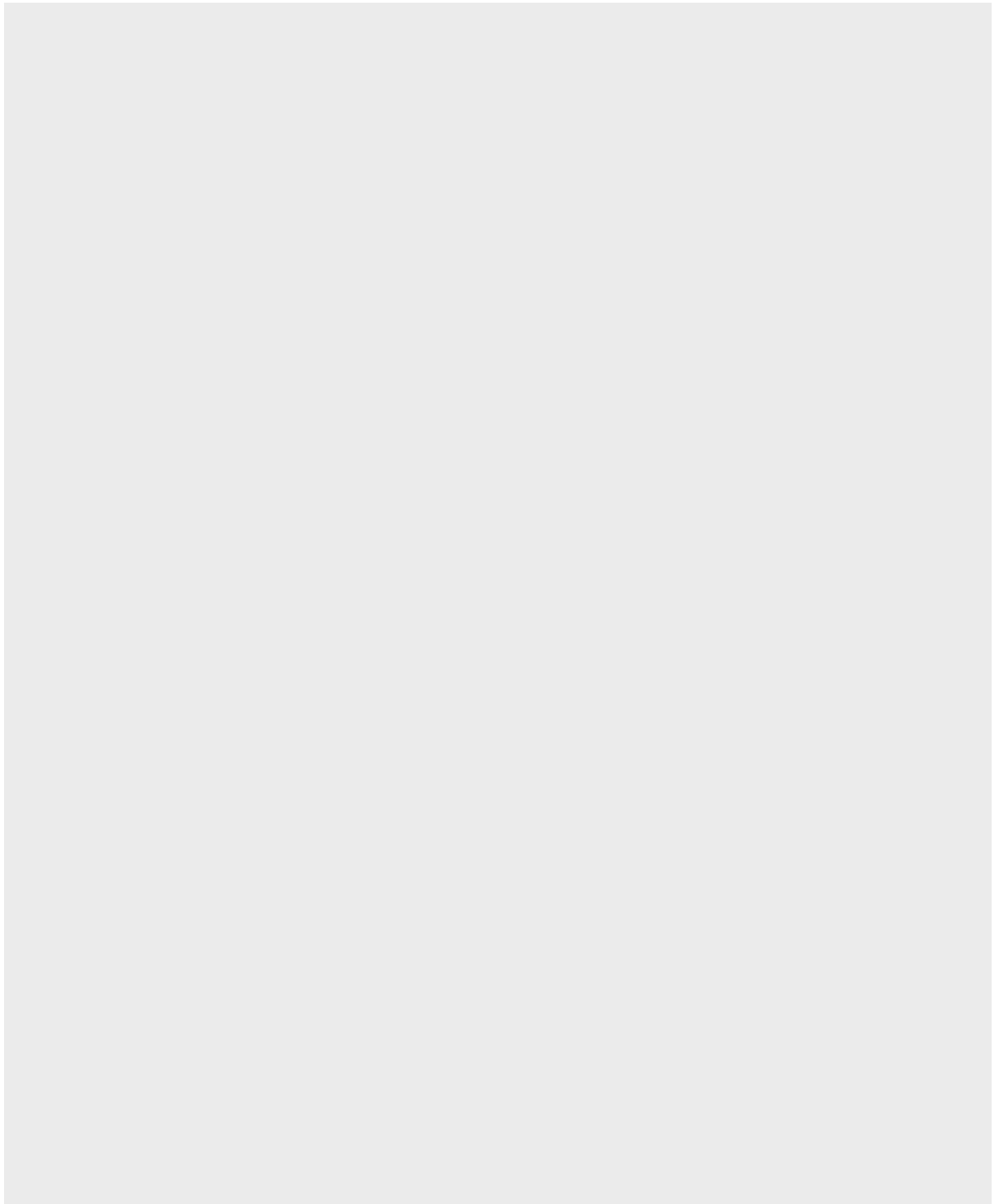
For a Viewing Call 01229 582891



Bedroom



Shower Room



2 Birch Close, Roose Barrow-in-Furness - Ref: ULR0121

Property particulars and appointments to view are provided on the understanding that all negotiations are conducted through Hackney and Leigh Ltd. This information is provided for general guidance only. It does not form part of any contract or agreement and no guarantee of accuracy is given. Prospective tenants should make their own enquiries as to the suitability or otherwise of the property. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being let or withdrawn. Please contact us to confirm the property's availability, especially if travelling some distance.