



# FLAT 1, ORCHARD HOUSE LAKE ROAD

Ambleside, Cumbria LA22 0AD



**GSC GRAYS**

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# FLAT 1, ORCHARD HOUSE, LAKE ROAD

Ambleside, Cumbria, LA22 0AD

Flat 1, Orchard House is a substantially sized ground floor apartment located in the attractive town of Ambleside, Cumbria.

The apartment is in excellent condition having been recently refurbished and offers three good-sized double bedrooms, large living room, new kitchen and bathroom.

Externally, there is a garden to the front with flowerbed borders and lawn, together with a parking space and outdoor store room to the rear.



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### Situation & Amenities

Located just off Lake Road in Ambleside, in the Westmorland and Furness district of Cumbria. The attractive town of Ambleside is situated at the northern end of Lake Windermere, 13 miles north west of Kendal and 20 miles from Junction 36 of the M6.

Ambleside has a resident population of 2,529 (2011 Census) and is within the Lake District National Park which has a population of 41,831 and receives 40.7 million day visitors and 6.6 million overnight visitors, adding £2.9 billion to the regions economy (Cumbria Tourism 2016), with tourism being the major industry.

### Description

UPVC front door which enters into the porch with a second door into the hallway. There is a large living room with an electric fire and window seat together with Patio doors leading out into the garden. The kitchen is newly refurbished and comprising of base and floor units with contrasting work surfaces incorporating oven and hob, with newly fitted vinyl flooring. The bathroom comprises of a white suite with shower enclosure with electric shower, hand basin and W.C. with window seat. Bedroom one is to the the front of the property and is a good-sized double bedroom with window seat. Bedroom two is to the rear of the property and again is a good-sized double bedroom with window seat. Bedroom three located at the front of the property is a double bedroom with window seat. There is store room which houses the central heating boiler.

Externally, there is a garden to the front with flowerbed borders and grassed area. There is also an external store and parking for one car.

### Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental of £1,250 per calendar month, payable in advance by standing order. In addition, a bond of £1,442 shall be payable prior to occupation.

### Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days.

Should you be offered, and you accept a tenancy with our landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

### References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

### Insurance

Tenants are responsible for the insuring of their own contents.

### Smoking and Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property without the prior written consent of the Landlord, which will be subject to separate rental negotiation.

### Local Authority and Council Tax Band

Westmorland and Furness Council Tel: 0300 373 3300.

For Council Tax purposes the property is banded C.

### Services and Other Information

This property is served by Gas Central Heating, with mains electricity, water and drainage connected.

### Viewings

Strictly by appointment only via the Agents GSC Grays. Tel: 01524 880320.

### Particulars and Photographs

Particulars produced October 2024.

Photographs taken October 2024.

### Disclaimer

GSC Grays gives notice that:

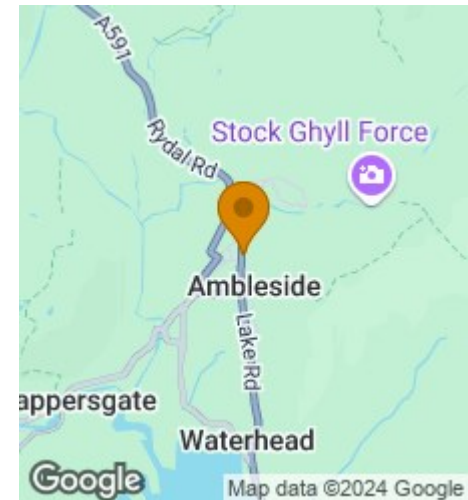


### Flat 1, Orchard House, Ambleside



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



#### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.