



GRISDALES

PROPERTY SERVICES



4 Braithwaite Court, Egremont, CA22 2DN

£525 Per Calendar Month

PLEASE APPLY ON OUR WEBSITE

AVAILABLE LATE APRIL - Situated in a small courtyard just moments from the heart of the popular market town of Egremont. This spacious, yet homely two bedroomed first floor apartment is furnished and everything you need to move straight in... plus an allocated parking space. Internally the property benefits from its own entrance, well maintained Kitchen, spacious lounge/ dining room, two double bedrooms and white three piece bathroom suite.

Helping you find your perfect new home...

www.grisdales.co.uk

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T : 01946 693 931 | E : whitehaven@grisdales.co.uk

ENTRANCE

Accessed via a uPVC entrance door. Stairs to first floor.

HALLWAY

Electric storage heater and doors leading to:

KITCHEN

8'9" x 8'7" (2.69 x 2.63)



A front aspect kitchen fitted with a range of wall and base units with complementary work surfaces and tiled splash-backs, stainless steel sink and drainer unit, electric oven and hob with extractor hood over, washing machine, fridge, freezer and tiled floor. Archway leads through to:

LIVING ROOM/DINING ROOM

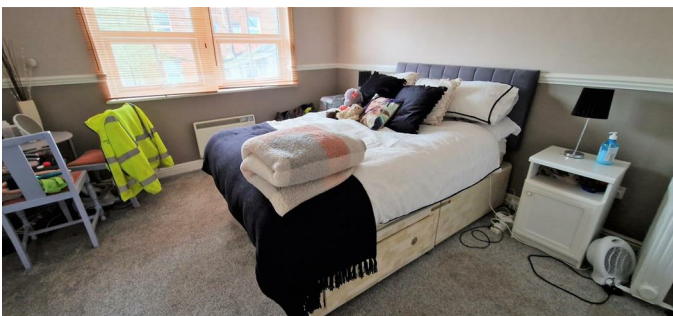
18'9" x 10'7" (5.73 x 3.25)



A light and airy dual aspect room with windows to front and side aspects. Electric log burner style fire set on a decorated hearth and electric storage heater. Space for a dining table.

BEDROOM ONE

13'11" x 11'9" (4.26 x 3.59)



A rear aspect, double bedroom with wall mounted storage heater.

BEDROOM TWO

10'6" x 10'0" (3.22 x 3.07)

A second rear aspect double bedroom with electric heater.

BATHROOM

7'3" x 6'4" (2.22 x 1.94)



White three piece suite comprising panelled bath with shower over, wash hand basin and WC, partly tiled walls and splash-backs, heated towel rail and laminate flooring.

EXTERNALLY



The apartment benefits from an allocated parking space.

DIRECTIONS

Travelling South from Whitehaven on the A595 turn right into Main Street Egremont at the first roundabout by the Police Station. Go past the entrance to Wyndham School on your right, take the next turning right at Braithwaite Court is situated on your left.

COUNCIL TAX

We have been advised by Cumberland Council (01946 598300) that this property is placed in Tax Band B.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

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.

THE TENANCY

The property is offered on a 6 month Assured Shorthold Tenancy.

APPLICATIONS

Applications for the tenancy are to be made to Gridsdales. The application form is on our website – please go to www.gridsdales.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.

HOLDING DEPOSIT

Gridsdales takes a Holding Deposit for from a tenant to reserve a property. This is one week's rent and for this property will be £121.00.

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, Gridsdales 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 Gridsdales.

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.

PROOF OF IDENTITY

When you apply for a property to rent through Gridsdales, 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

WHO WILL LOOK AFTER THE PROPERTY?

For peace of mind, the property will be managed by Gridsdales.

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 Landlord's Fixtures and Fittings at the premises as described in the Inventory. You should also consider insuring your own possessions. Please speak to Gridsdales 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 a FREE appointment to discuss this plan with Kirsty, our Protection Specialist.

WHAT HAPPENS NEXT?

Please see our website for further information.

MORTGAGE ADVICE BUREAU

Gridsdales 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.

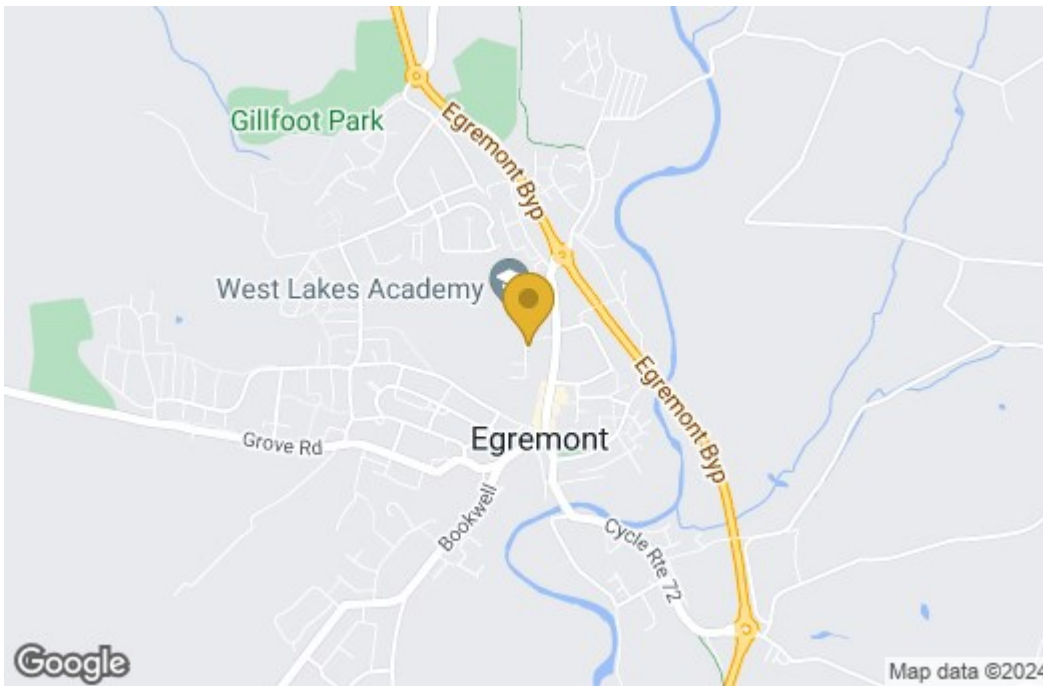
Mortgage Advice Bureau – Doing what's right for you.

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.

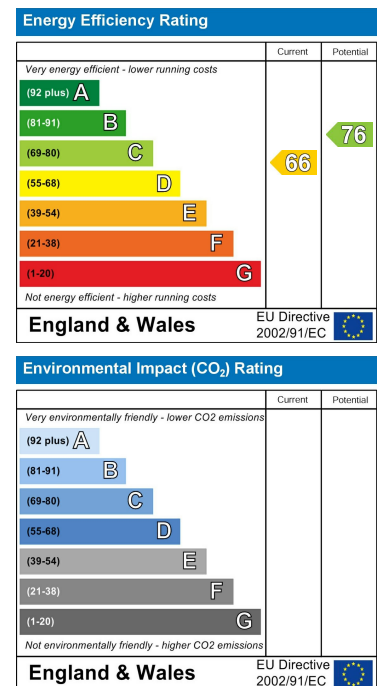
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

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