



GRISDALES

PROPERTY SERVICES



7 Duncan Square, Whitehaven, CA28 7LN

£525 Per Calendar Month

PLEASE APPLY ON OUR WEBSITE

A ground floor, one bedroom, harbourside apartment with allocated parking!! Sit back, relax and watch the boats come in and out of our beautiful harbour from your living room! Available MID JULY, on an unfurnished basis.wing.

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

ACCOMMODATION

Two entry points to the property. One via the front of the building, one at the rear access through the Courtyard.

LOUNGE

17'5" x 16'4" (5.31 x 4.99)



Good size living space with three harbour facing windows, telephone point, TV point, two storage heaters and serving hatch to kitchen. Door to;

INNER HALLWAY

Rear entrance door from the courtyard, storage heater, large storage cupboard and doors to;

KITCHEN

10'3" x 8'8" (3.14 x 2.65)



A range of wall and base units with matching work surfaces and tiled splashbacks, integrated electric oven and hob with extractor hood over, washing machine, undercounter fridge and rear aspect window.

BEDROOM

11'7" x 10'8" (3.54 x 3.26)



Double bedroom with rear aspect window, storage heater and television point.

BATHROOM

8'7" x 6'11" (2.63 x 2.12)



Three piece white suite comprising of a bath with electric shower over and tiled surround, W.C, wash hand basin, shaving points, airing cupboard and rear aspect frosted glass window.

EXTERNALLY



The property boasts views across Whitehaven Marina and is offered with off road parking space by the Slipway building.

FACILITIES

The property is heated via electric storage heaters.

DIRECTIONS

Duncan Square is found on the harbour-side of Whitehaven, close to the Sugar Tongue Quay and number 7 is accessed via it's own individual main entrance door.

THE RENT

Rent is paid on a calendar monthly basis, in advance, and excludes charges for Services, Council Tax etc.

THE TENANCY

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

WHO WILL LOOK AFTER THE PROPERTY?

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

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 £121. 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.

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.

COUNCIL TAX

We have been advised by Cumberland Council that this property is placed in Tax Band 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 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

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.

THE CONSUMER PROTECTION REGULATIONS 2008

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 for viewing. This is particularly important if you are contemplating travelling some distance.

MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

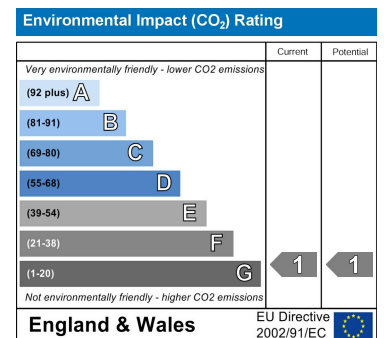
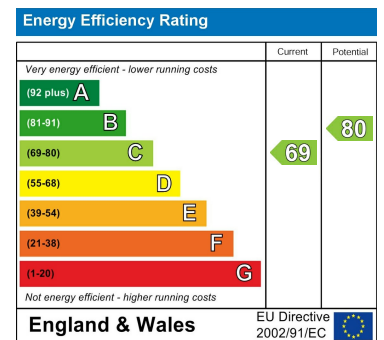
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdals office. Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.