



GRISDALES

PROPERTY SERVICES



23 The Slipway, Whitehaven, CA28 7LH

£525 Per Calendar Month

How would you like to enjoy an evening glass of wine watching the sun set over the horizon whilst also enjoying the panoramic sea views? If so, you will just love this delightful apartment on the harbour front. This one bed roomed furnished, third floor apartment is ready to move into. It's got a brand new kitchen and bathroom, is available now and has its own parking space.

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 HALL

Intercom, storage heater, cupboard housing hot water tank.

KITCHEN

7'10" x 12'9" (2.396 x 3.876)

Range of wall and base units with complementary work surfaces, inset stainless steel sink unit, electric heater, storage heater, washing machine, fridge, electric oven, four ring ceramic hob, extractor hood.

LOUNGE/DINER

17'7" x 12'2" (5.361 x 3.702)

Two storage heaters, french doors with Juliette balcony and stunning harbour views, sash window, two sofas, coffee table, TV unit, table with four matching chairs.

BEDROOM

11'7" x 12'2" (3.534 x 3.700)

Double in size, sash window with fantastic harbour views, storage heater, double bed, two bedside units, two wardrobes, two chest of drawers.

BATHROOM

6'3" x 15'9" (1.900 x 4.794)

Bath with shower over, W.C, wash hand basin, stainless sink ladder radiator, electric heater, extractor fan.

EXTERNALLY

Designated car parking place available with this property and communal bin store.

FACILITIES

Heating is by way of electric storage heaters.

DIRECTIONS

The property can be found on Whitehaven historic harbour-side looking over the marina,

THE RENT

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

DAMAGE DEPOSIT

A deposit will be paid by the tenant, prior to the commencement of the tenancy, equivalent to five weeks rent. This 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 in accordance with the Tenancy Agreement.

Alternatively, ask Grisdales about the ZERO DEPOSIT GUARANTEE which is available for this property (subject to conditions). It's easy to administer, costs the equivalent to one weeks rent and a £26 administration fee and will last for the duration of your tenancy.

COUNCIL TAX

Copeland Borough Council (0845 054 8600) advise that this property is in Tax Band A.

WHO WILL LOOK AFTER THE PROPERTY?

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

INSURANCE

You are required to hold adequate insurance to protect against accidental damage caused by the Tenant to the Landlords Fixtures and Fittings at the premises as described in the Inventory of Contents and Schedule of Condition. You should also consider insuring your own possessions. Please speak to Grisdales for further information

THE TENANCY

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

NOTES TO BROCHURE

Please contact us before viewing the property. If there is any point of 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.

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 and then arrange a viewing of the property. If the landlord decides to proceed with your application and requests that you are referenced you will need to complete a further online application form for Goodlord, our reference provider. References will then be carried out which can take up to 7 days.

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.

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

VIEWING ARRANGEMENTS

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

MORTGAGE ADVICE

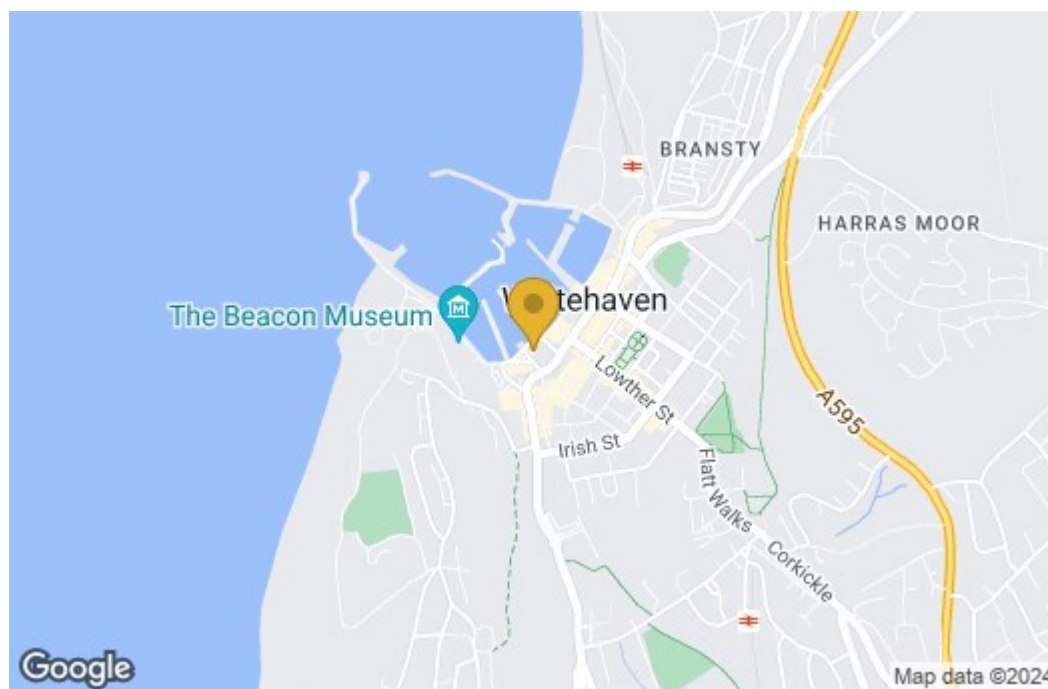
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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 Grisdales office.

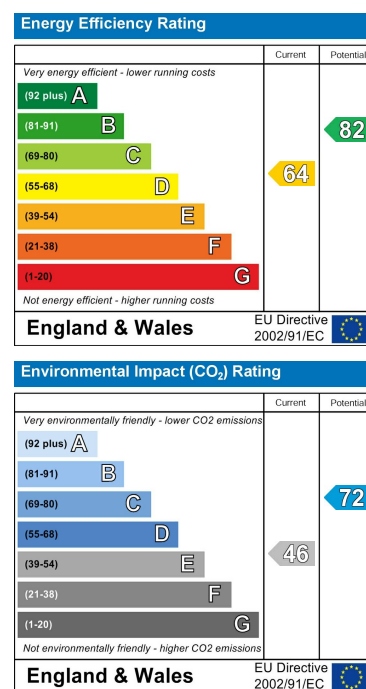
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.