



GRISDALES

PROPERTY SERVICES



8 School House Court, Whitehaven, CA28 7NX

£650 Per Calendar Month

PLEASE APPLY ON OUR WEBSITE.

Welcome to this super, immaculate town centre purpose built one bedroom apartment!

Take a look at this beautifully presented apartment in the heart of Whitehaven with everything you need right on the doorstep!

The ground floor private entrance and stairs to the first floor living accommodation gives way to a spacious landing with two generous storage cupboards, a modern shower room, double bedroom and large open plan living/dining/kitchen area with allocated parking included albeit on a first come, first served basis!

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

UPVC double glazed front door, stairs with hand rail to first floor.

LANDING

Doors to;

OPEN PLAN LOUNGE/ KITCHEN

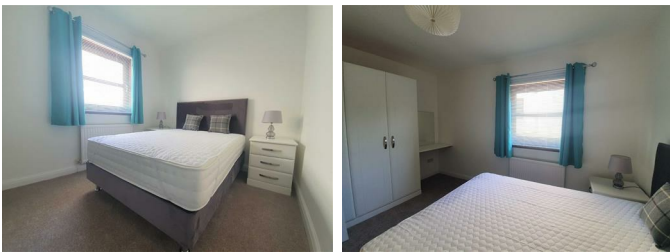
19'8"X11'4" (6.001X3.452)



Two UPVC double glazed windows, radiator, TV point, 2 Seater sofa, TV Unit, 2 nester tables. Kitchen area with range of wall and base units, stainless steel sink, complementary work surface, plumbing for washing machine, integral gas hob and electric oven and extractor fan, tiled splash back, 2 breakfast bar stools.

BEDROOM

12'10"X8'8" (3.916X2.642)



Double in size, double bed, fitted wardrobes, 2 bedside tables, radiator, double glazed window.

BATHROOM

6'9"X5'7" (2.059X1.696)



Modern white WC, wash hand basin, tiled splash back, towel radiator, shower cubicle, over head spot lights, mirrored vanity unit.

EXTERNALLY



Communal entrance area with refuse bin storage and allocated parking on a first come first served basis.

DIRECTIONS

School House Court is located off Schoolhouse Lane in the centre of Whitehaven to the rear of Sandhills Court.

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

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 £150. 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, Grisdale 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 Grisdale.

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.

THE TENANCY

The property is offered on a 12 month Assured Shorthold Tenancy.

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.

APPLICATIONS

Applications for the tenancy are to be made to Grisdale. The application form is on our website please go to www.grisdale.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.

PROOF OF IDENTITY

When you apply for a property to rent through Grisdale, 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 MY PROPERTY

The property will be managed by your landlord.

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 Grisdale 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.

WHAT HAPPENS NEXT?

Please see our website for further information.

MORTGAGE ADVICE

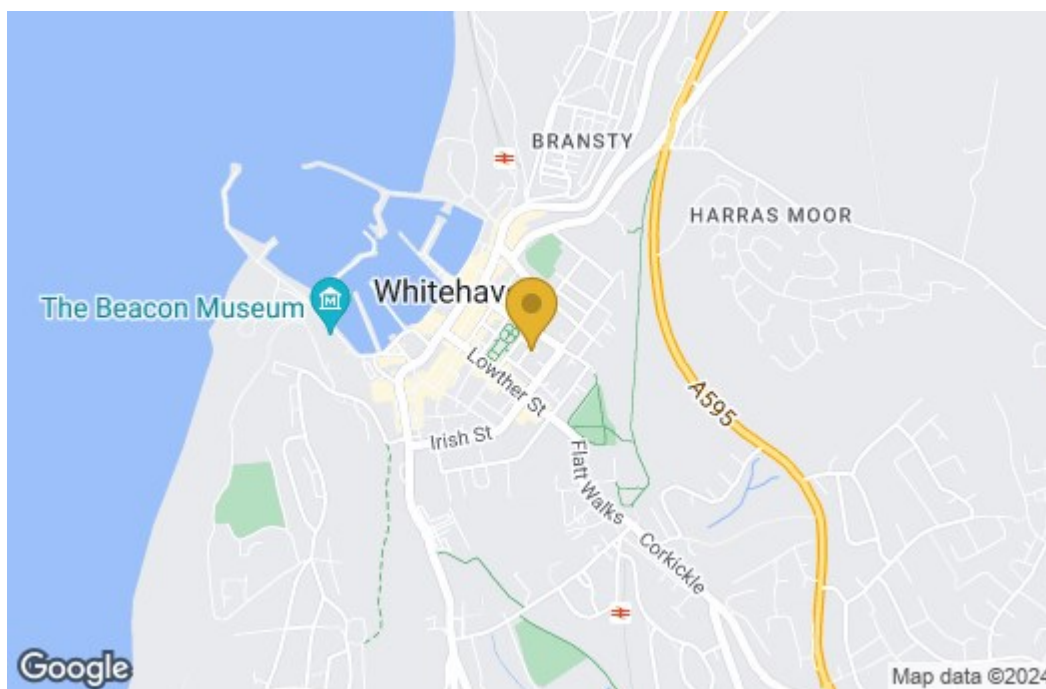
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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 Grisdale office.

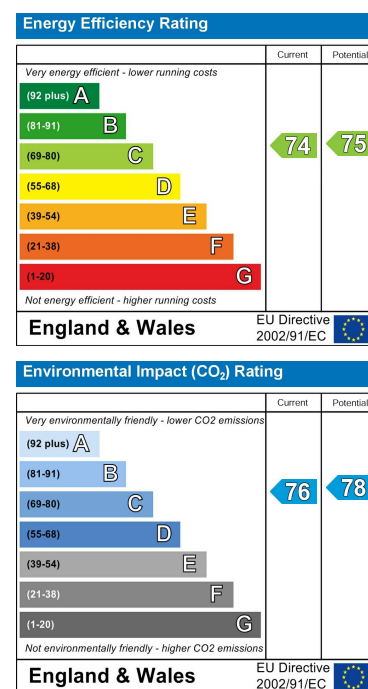
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.