



GRISDALES

PROPERTY SERVICES



22b Chapel Street, Whitehaven, CA28 7AX

£500 Per Calendar Month

PLEASE APPLY ON OUR WEBSITE

In the heart of the town is where you'll find this swanky modern pad!!!

This one bedroomed apartment is deceptively spacious with neutral décor throughout. It is ideally situated within the towns historic harbour just a stones throw away and the local amenities on the doorstep. The property offers a light and airy open plan lounge/kitchen, fully fitted contemporary shower room, study/snug and a double bedroom. Available from Late September.

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 telephone, electric wall heater, a storage cupboard and loft access.

OPEN PLAN LOUNGE/KITCHEN

10'10" x 15'4" (3.297 x 4.686)



One double glazed window, double glazed French doors with a Juliet balcony. A range of wall and base units with commendatory work surfaces. Stainless steel electric oven, a ceramic hob and extractor hood, splash back, inset stainless steel sink unit, electric wall heater, integrated washer-dryer and integrated fridge-freezer.

STUDY

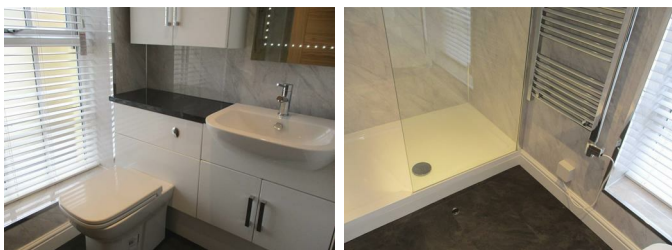
10'9" x 4'5" (3.287 x 1.347)



Double glazed window, TV ariel point and electric wall heater.

SHOWER ROOM

8'6" x 4'4" (2.603 x 1.321)



Double glazed window, large shower cubicle, stainless steel ladder radiator, wash hand basin and WC built into a vanity unit, extractor fan, bathroom cabinet and wall mounted mirror with built in lighting,

BEDROOM

10'9" x 11'11" (3.268 x 3.631)



Double room with double glazed window and electric wall radiator and TV ariel point.

EXTERNALLY

Parking is by on street parking on nearby streets with residents permits available from Cumberland Council.

FACILITIES

Heating is by way of electric wall heating with an electric fire in the lounge.

DIRECTIONS

Town centre property best reached on foot. From the Grisdales Whitehaven Office on Lowther Street turn left and continue down Lowther Street. You will then need to take the third road to the left onto Chapel Street. The property can be found above a hairdressers further along this street on the right hand side with a number 22 on the door.

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 six 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.

COUNCIL TAX

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

THE TENANCY

The property is offered on an 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 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.

PROOF OF INDENTITY

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

WHO WILL LOOK AFTER THE PROPERTY?

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

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.

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 our Protection Specialist.

WHAT HAPPENS NEXT?

Please see our website for further information.

MORTGAGE ADVICE

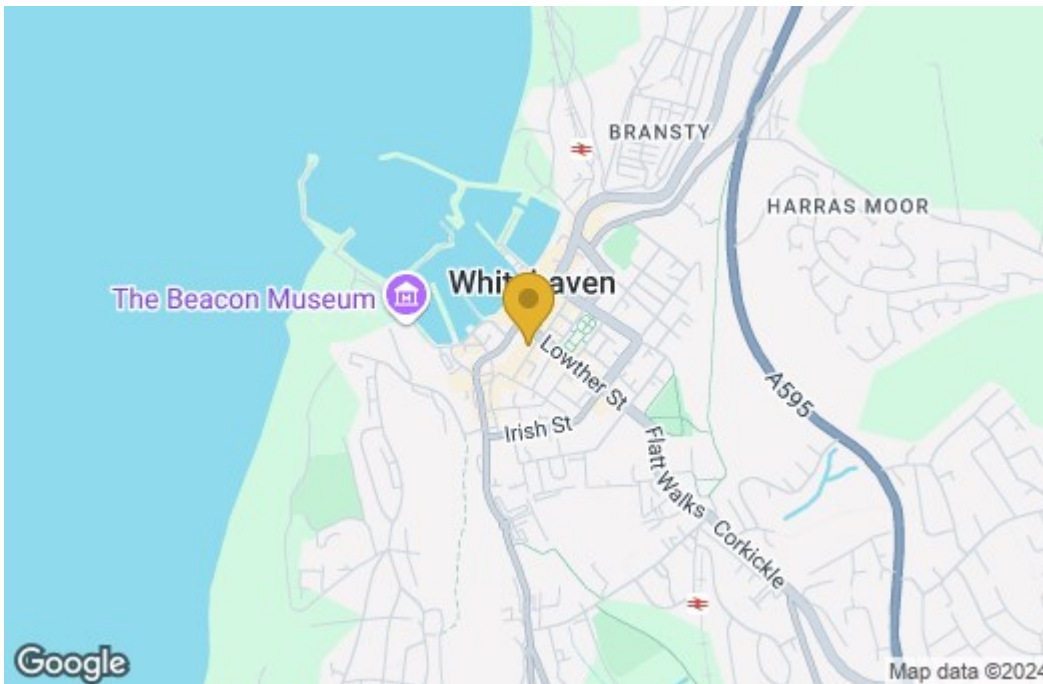
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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 Grisdales office.

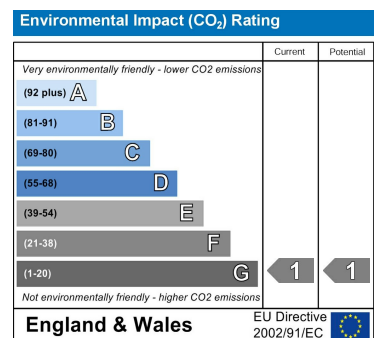
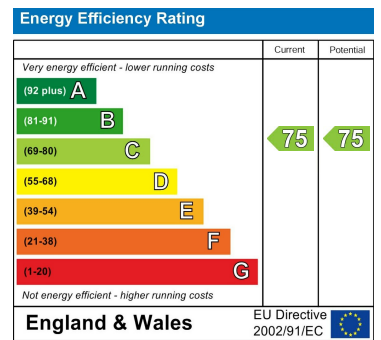
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.