

2 Duncan Square, Whitehaven, CA28 7LN

£750 Per Month

PLEASE APPLY ON OUR WEBSITE

Ships ahoy!! And they are 'aplenty' in the harbour right outside... this amazing maisonette is presented to an excellent standard and is perfectly located for the town's amenities.

Imagine warm timbers, seaside colour schemes and quirky corners at every turn then add in contemporary touches in the bathroom and kitchen. Three floors of delightful spaces incorporating entrance hall to shower room, large double bedroom with walk in wardrobe, open plan living/dining/kitchen area with stairs to a mezzanine bedroom/relaxation space with its own guest wc.

ENTRANCE

Timber door gives access to Flats 1 and 2. Security lighting, security telephone system, staircase, further timber door gives access to:

HALLWAY

Feature wall and access to Master Bedroom and Bathroom plus stairs to 2nd and 3rd floors wall-hung electric heater.

MASTER BEDROOM

13'4" x 10'7" (4.06 x 3.23)



Multi paned front aspect sliding sash window with view over Harbour, coving to ceiling, exposed timber beams, fitted headboard/double bed with shelving, wall-hung electric heater, walk-in dressing room with electric light.

BATHROOM



Contemporary space comprising large double shower enclosure housing electric shower having rainfall shower heads, contemporary square pedestal wash hand basin and low level WC, granite effect tiling to floor and walls, recessed lighting, extractor, ladder style radiator.

OPEN PLAN FIRST FLOOR

MAX 20'0" x 13'8" (MAX 6.10 x 4.17)



Twin front aspect sliding sash windows with superb view to Harbour, exposed timbers, two wall-hung electric heaters, stairs to mezzanine.

KITCHEN AREA

Range of off-white base, wall and drawer units with slimline handles, integrated electric cooker with separate four ring hob, extractor, plumbing and housing for white goods, stainless steel sink with mixer tap, shelving, cream high gloss linear tiling.

MEZZANINE

14'7" x 11'11" (4.45 x 3.63)



Twin velux windows, exposed timbers, fitted shelving, rear aspect multi-pane window, wall-hung electric heater, wall lights. Doors to:

WC

Contemporary circular guest wash hand basin, low level WC, shelving.

DIRECTIONS

Proceed from the office along Lowther Street towards the Harbour. Turn left until reaching Tongue Quay and the property will be on your left on the corner.

EXTERNAL

Please enquire regarding parking arrangements

COUNCIL TAX

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

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.

VIEWING ARRANGEMENTS

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

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE TENANCY

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

THE CONSUME 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. 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.

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 £173. 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.

WHO WILL LOOK AFTER THE PROPERTY?

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

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

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.

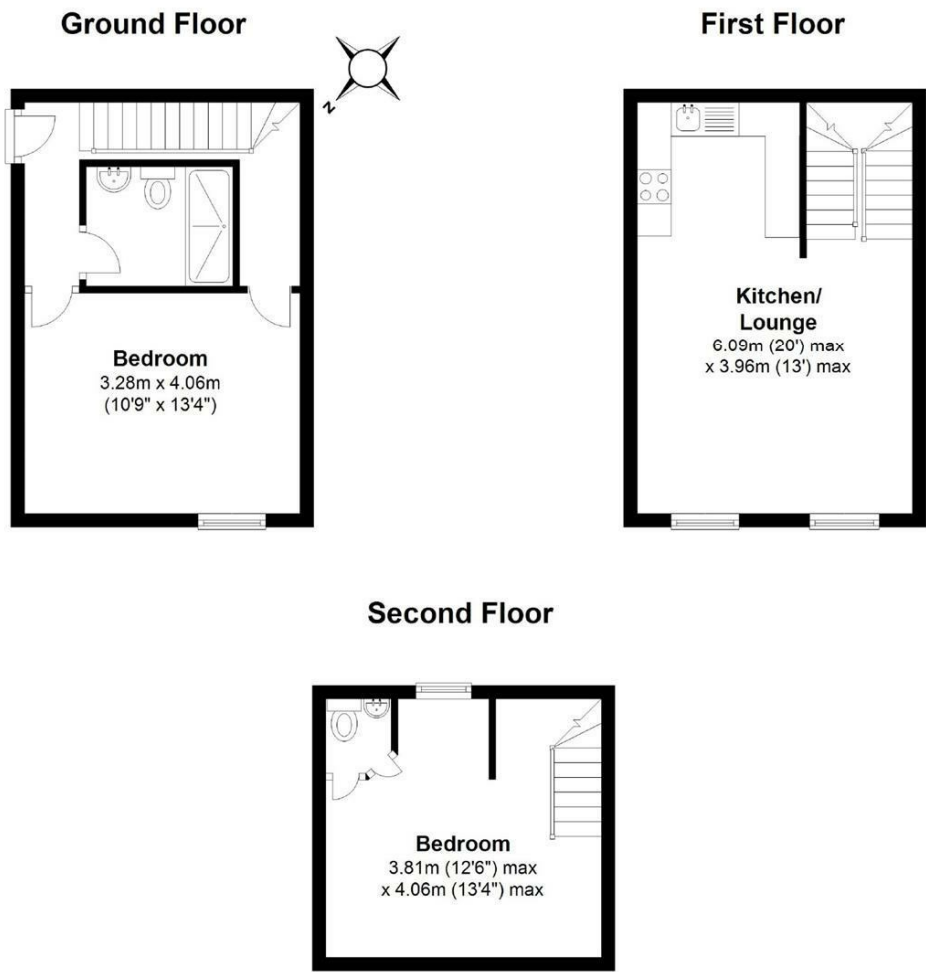
MORTGAGE ADVICE

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.

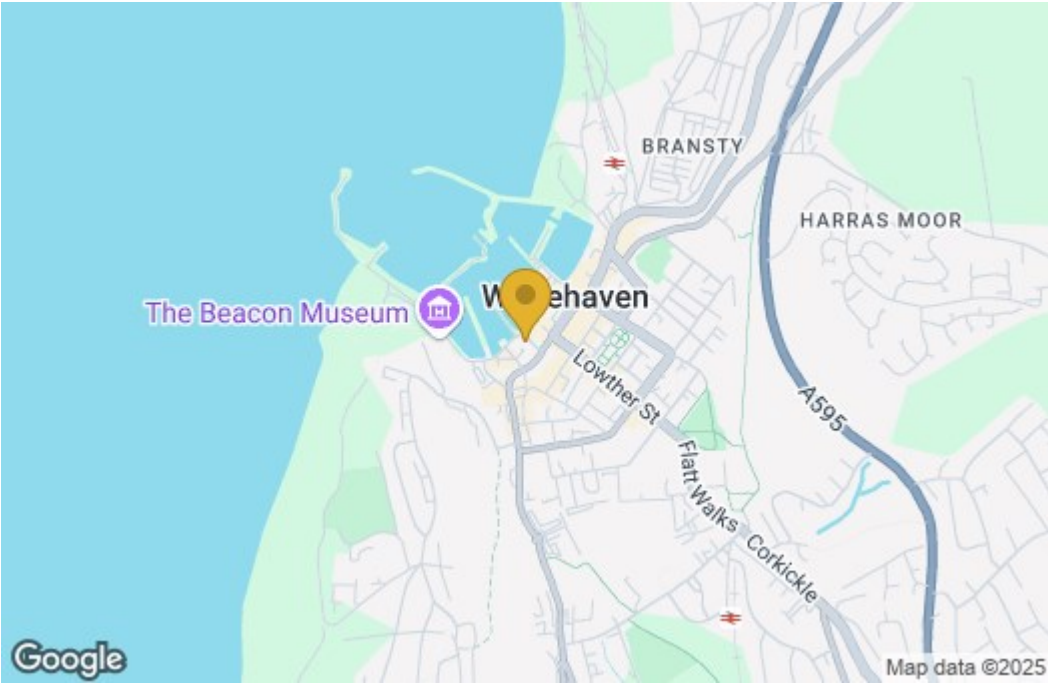
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

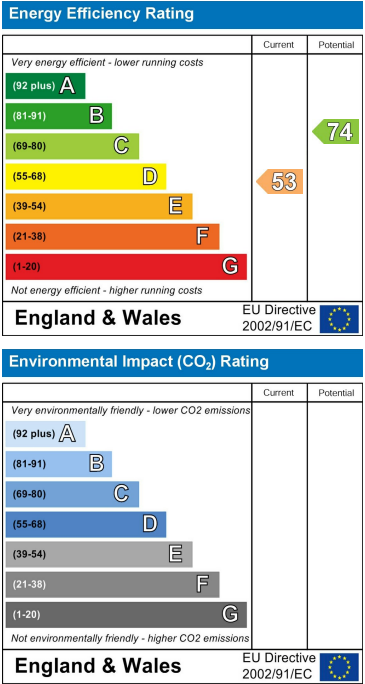
Floor Plan



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