



## 2 The Old Brewery, Whitehaven, CA28 7QW

**£550 Per Calendar Month**

\*\*\*ONLINE VIEWING AVAILABLE\*\*\*

PLEASE APPLY VIA OUR WEBSITE This cosy one bedroomed ground floor apartment is available Late April. Open Plan living to suit any modern day professional with the benefit of modern electric heating controlled with the touch of a button, double glazing, integrated appliances in the kitchen, modern style shower room and is in a prime town centre location. Residents parking permits can be obtained by tenants from Cumbria Borough Council.

### VESTIBULE

Radiator.

### HALLWAY

Intercom, smoke alarm, storage cupboard.

### OPEN PLAN LOUNGE/ KITCHEN



Range of hi-gloss wall and base units, 2 double glazed sash windows, 2 radiators, stainless steel electric oven, integrated dishwasher, integrated fridge, integrated washing machine, inset stainless steel sink unit, ceramic electric hob, stainless steel extractor hood, TV aerial, telephone point.

### BEDROOM



Double in size, 2 windows, radiator, TV point, built in storage.

### BATHROOM: W.C



Wash hand basin, large shower cubicle, stainless steel shower, extractor fan, radiator.

### FACILITIES

Heating is by way of individually controlled electric radiators. There is also an electronic air exchange system.

### EXTERNALLY

Parking is on street by obtaining a permit from Cumbria County Council

### DIRECTIONS

Walking from Grisdales Office on King Street walk through the market place toward Albion Square and turn left onto Irish Street. Continue and turn right onto Howgill Street, the property can be found on the right hand side.

### THE RENT

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

### COUNCIL TAX - COPELAND

We have been advised by Copeland Borough Council (01946) 852585 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.

### THE TENANCY

The property is offered on a 6 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 Grisdales. The application form is on our website please go to [www.grisdales.co.uk](http://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.

### 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 £126.00

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.

### 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

### WHO WILL LOOK AFTER THIS 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 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.

### WHAT HAPPENS NEXT?

Please see our website for further information.

### 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.

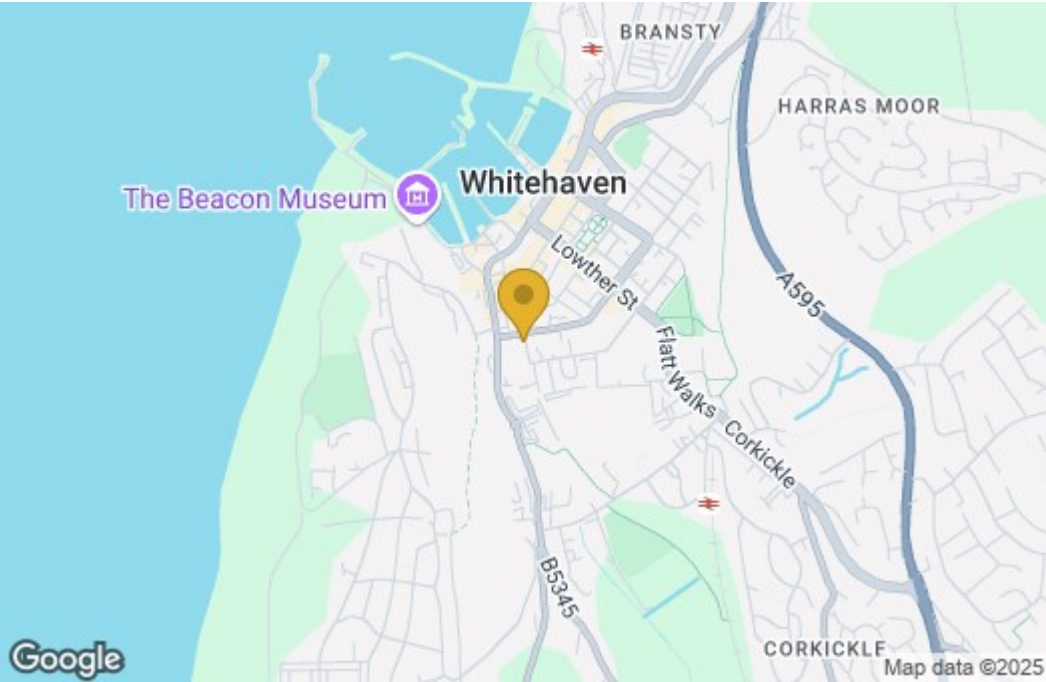
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

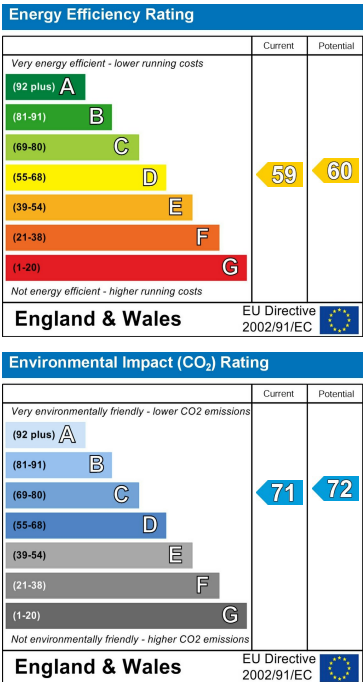


Floor Plan

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.