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Edwin  
Thompson



# TO LET:

## Apartment 16, Pears House Whitehaven

G1116

A stunning two bedroomed 3<sup>rd</sup> floor apartment, situated within a quayside development, offering a unique opportunity to enjoy a modern executive-style apartment in a bustling waterside location. Pears House offers secure gated access, video door entry systems and lifts. The apartment is decorated and furnished to a high standard, and benefits from a spacious balcony overlooking the harbour, plus an allocated parking space. It is available to rent, on an initial 6 month Assured Shorthold Tenancy from the beginning of September



Berwick upon Tweed  
Carlisle  
Galashiels  
Keswick  
Windermere

Chartered Surveyors

## The Accommodation briefly comprises:

### On the Ground Floor

**Communal Entrance Hall** with two lifts providing access to the third floor.

### On the Third Floor

**Entrance Hall**, with a **Utility Cupboard** housing the washing machine and tumble dryer and a separate **Storage Cupboard** for cloaks and access to the property's services; open plan **Living/Kitchen/Dining Room**. The kitchen area benefits from black solid granite worktops, a range of wall and base units, and integral appliances, whilst the living/dining area provides a video door entry system, plus fantastic views of the Irish sea, and sliding doors to the **Balcony**, which also has views over the sea and harbour; **Bathroom**, having a w/c, wash-hand basin and bath with shower over; **Double Bedroom 1**; **Double Bedroom 2**, with **En-Suite shower Room**, having a large walk-in shower, w/c and wash-hand-basin.

### Outside:

The property has an allocated car parking space, and the shared use of a bike rack.

### Services:

Mains water, gas and electricity  
TV and telephone points

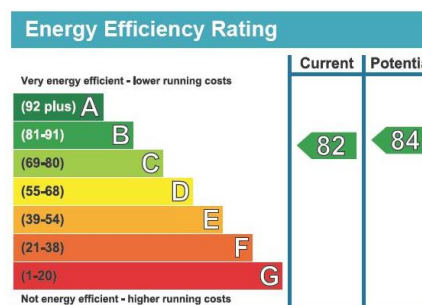
### Rent:

A rent of £1275 per calendar month, **inclusive of council tax and utilities** is expected for the property.

### Deposit:

A deposit of £1275 will be payable at the onset of the tenancy.

### EPC:



A copy of the Energy Performance Certificate is available for viewing at Edwin Thompson's office

<b>Tenancy Agreement:</b>	The tenant will sign a standard tenancy agreement prior to taking occupation of the property.
<b>Viewings:</b>	By appointment with Edwin Thompson.
<b>Applications:</b>	<p>Application forms are available from this office. The successful applicant may be asked to pay a holding deposit of £290 equal to 1 weeks rent. This will be used towards the first months rent if the referencing is successful.</p> <p>The deposit is non refundable if the application is withdrawn or if the tenant fails to give accurate information during the application process.</p>
<b>Notes:</b>	<ul style="list-style-type: none"><li>• After the initial term a further term maybe available</li><li>• The property is available fully furnished, including a range of fitted integral white goods, including washing machine, dishwasher, fridge/freezer, electric cooker and hob.</li><li>• BBQs are not permitted on the balcony</li><li>• The Tenancy will be managed by the Landlord.</li></ul>