



Windermere

£725 pcm

Hidden Nook, Lower Flat
10 High Street
Windermere
Cumbria
LA23 1AF

A centrally located spacious, furnished ground floor apartment, with open plan lounge, dining kitchen and double bedroom. Useful external store and parking for 1 car.

- One bedroom, ground floor apartment
- Open plan lounge, dining and kitchen
- External storage
- Furnished
- Car parking for 1 small vehicle only
- Suitable for single or couple occupancy
- No pets or smokers
- White goods supplied but not maintained
- Council Tax Band A
- Available Soon

Property Ref: WR858





Kitchen

Location: Situated to the rear of High Street near to the centre of Windermere village in a quiet position away from the main thoroughfare's passing traffic. From Main Road, continue heading towards Elleray Road turning first right onto High Street. Hidden Nook can be found a short way on your left hand side just after the Lamplighter Restaurant and down the lane.

Furnishings: The property is offered furnished which includes: Oven, Hob, Microwave, Fridge Freezer, Dishwasher, Kettle & Toaster

Services: Mains Electric, Gas, Water (Metered) and Drainage. Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&uprn=100110695355>

Viewings: Strictly by appointment with Hackney & Leigh

Ongoing Tenancy Management: Upon tenancy commencement the rent will be paid to Hackney & Leigh, and the day to day management, along with the maintenance, will be managed directly by the landlord.

Applying for a Tenancy: Tenancy Application Forms are available from any Hackney & Leigh office. Each application must be accompanied by payment of a Holding Deposit (one weeks rent) payable either by debit or credit card. This is paid to reserve the property and will be held by us for a period of 15 days unless we agree otherwise.

All adults of 18yrs and over who will be living at the property will be asked to provide evidence of nationality and identity to validate their "Right to Rent" under the Immigration Act 2014.

Referencing: All applicants will be required to provide satisfactory references eg: employer, current landlord and two character references. For the self-employed, a reference from your accountant or solicitor will be required. A credit reference will be obtained for each applicant. Acceptance of references and the offer of a tenancy is at our discretion.

The Tenancy: The property will be let on a fixed term Assured Shorthold Tenancy for an initial period of 6 months. There is no

automatic provision within the lease for early termination and the tenant is responsible for rent for the whole term.

The tenant is responsible for Council Tax for the tenancy period and for all charges for water and sewerage, gas, electricity, telephone or other utility/service providers' charges supplied to the tenant during the tenancy.

Deposit & Rent: The successful Tenant will be required to pay a deposit (equal to a maximum of 5 weeks rent depending on the property). This will be held in accordance with the Tenancy Deposit Scheme Regulations and will be re-fundable at the end of the tenancy, subject to the property being left in a satisfactory condition. Rent is payable on or by each rent day and is payable by standing order. One month's rent in advance PLUS the deposit, is required at the time of signing the agreement. Please Note: It is NOT possible to use the deposit as rent for the final month.

Pets are unable to be accepted at this property. Pets may not be acceptable for a number of reasons including allergies/medical reasons, conditions within the property lease, lack of outside space, communal grounds or close proximity to a main road. Acceptance of a pet is subject to the Landlords discretion.

Insurance: It is the Tenants' responsibility to insure their own possessions. Tenants are strongly advised to take out accidental damage cover in respect of the Landlord's property and contents.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website www.hackney-leigh.co.uk and also at any of our offices.

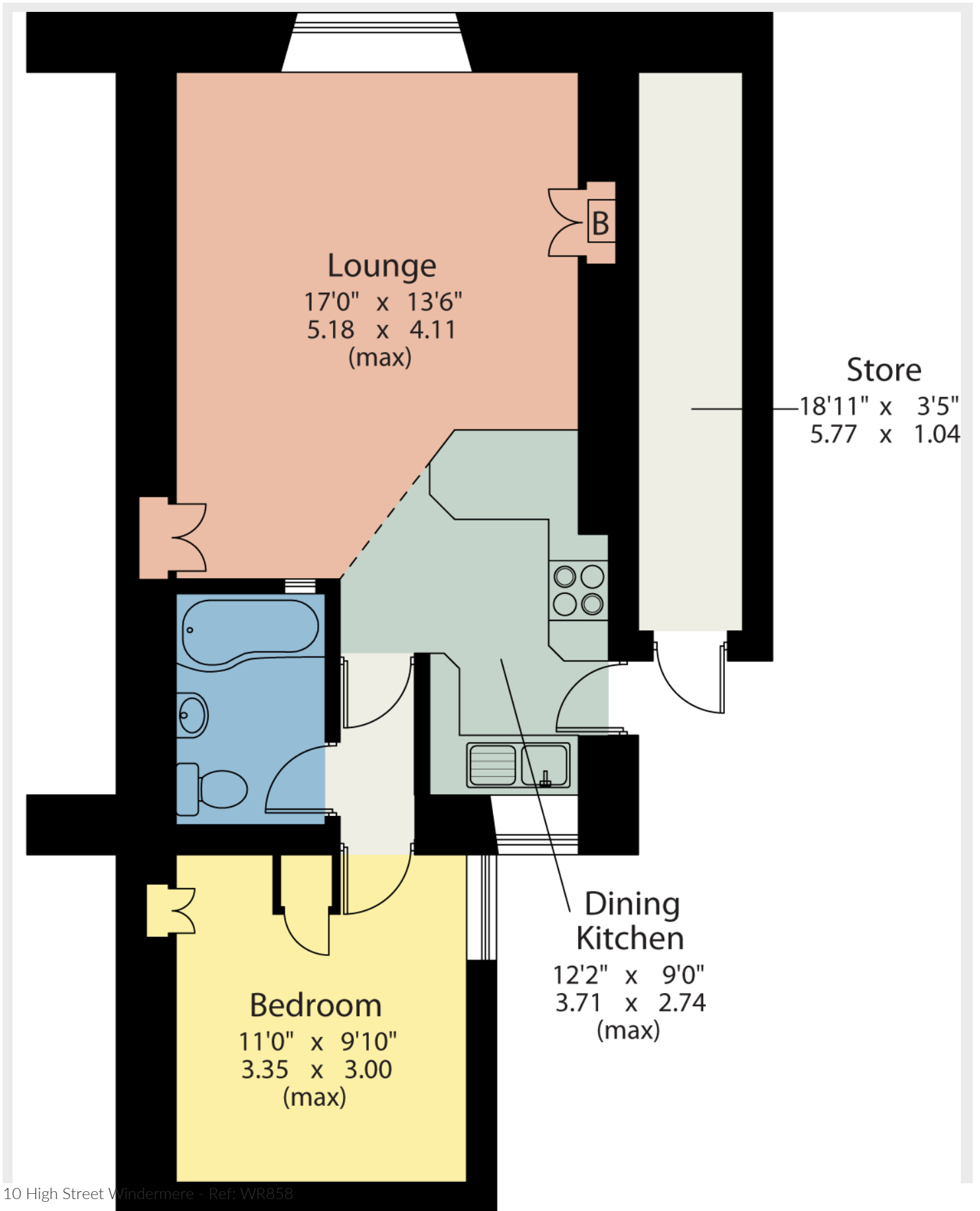
How to rent: Prospective tenants are advised to read the government's leaflet which is available here: <https://www.gov.uk/government/publications/how-to-rent>



Lounge



Bedroom



Approx Gross Floor Area = 566 Sq. Feet
= 52.47 Sq. Metres

For illustrative purposes only. Not to scale.