

Loughrigg

£750 pcm

Granny's Nook
Neaum Crag House
Loughrigg
Ambleside
Cumbria
LA22 9HG

Furnished, one bedroomed ground floor apartment set within a traditional stone and slate building set in a delightfully peaceful location having lovely fell views.

- One bedroom ground floor apartment
- Fitted Kitchen & Shower Room
- Living room
- Private car parking
- Rent includes water & sewerage costs
- Discrete on-site leisure facilities with a swimming pool
- Onsite launderette
- Pets Considered at extra rent
- Council Tax Band B
- Available soon

Property Ref: AMR1011

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Kitchen

Location: From Ambleside proceed towards Coniston on the A593 turning right just a short distance before Skelwith Bridge signposted for High Close. Proceed up the hill bearing first left back down towards the A593 with the entrance to Neaum Crag then being found on the right. Continue through the Neaum Crag development, passing the swimming pool on the left, continue through and up the development Neaum Crag House can be found on the left after few hundred yards. What3words: ///unstable.intervene.vocals

Furnishings: The property is offered furnished which includes all large items and white goods

Services: Mains Electric. Private water & shared septic tank cost included in rent. 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 property will directly managed by Hackney & Leigh.

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 electricity, telephone and internet charges throughout 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: Higher rent may be payable where pets are permitted at the Landlords' discretion. 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>

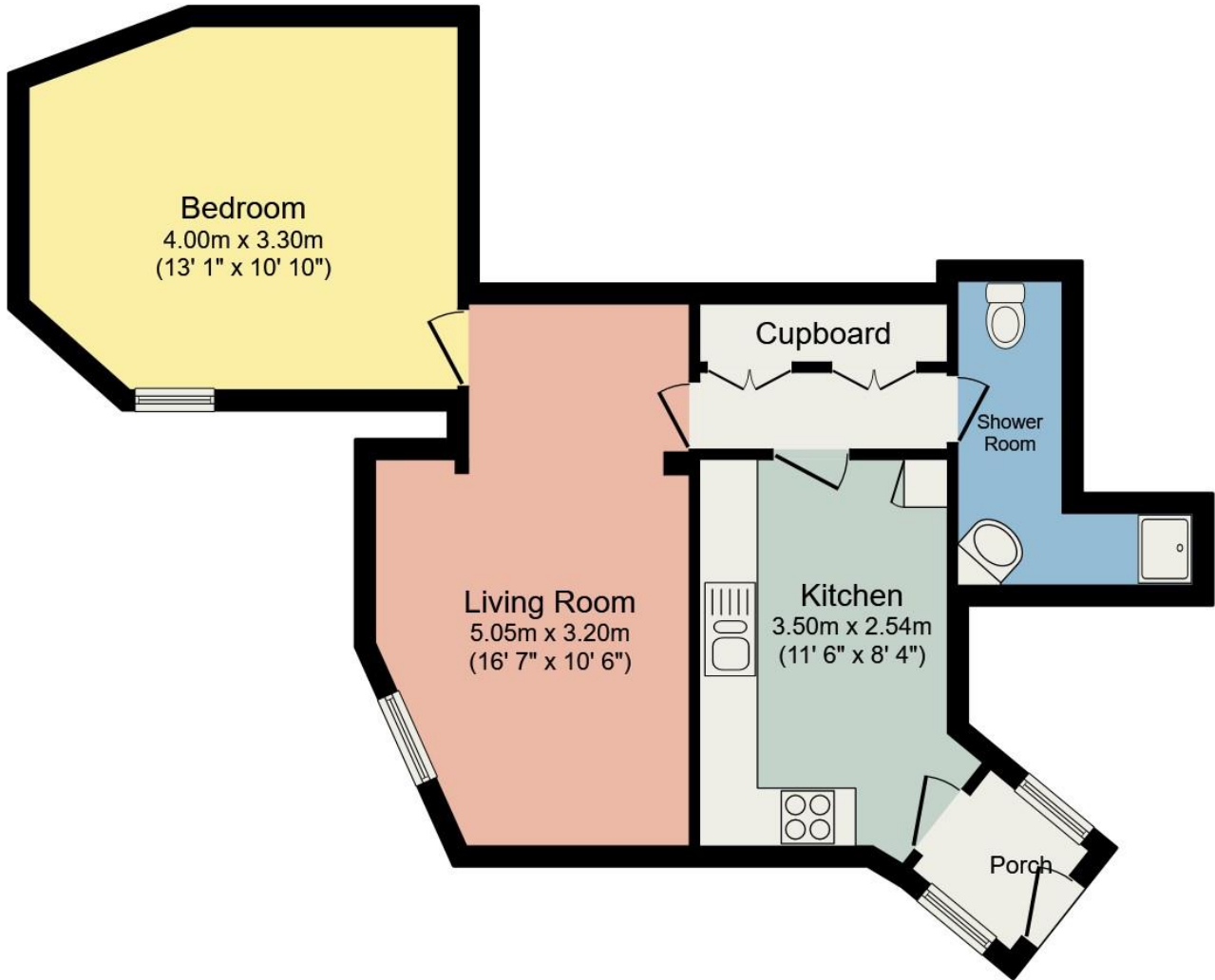


Living Room



Bedroom

Neaum Crag House, Loughrigg, Ambleside



Neaum Crag House Loughrigg - Ref: AMR1011

Total floor area 53.0 m² (570 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.