

Under Loughrigg

£1,200 pcm

Armitt Library Suite
5 Loughrigg Brow
Under Loughrigg
Ambleside
Cumbria
LA22 9SA

This fabulous two bedroomed, two bathroomed luxury apartment is situated within the elegant and charming Grade II listed building Loughrigg Brow. Boasting the most dramatic breathtaking views of Lake Windermere. CTB-F. Available Soon & Long Term.

- Magnificent Panoramic Lake and Fell Views
- Superb Two bedroomed Apartment
- Grade II listed elegant home of great character
- Idyllic peaceful location
- Two Bathrooms
- No Pets Due to the Lease
- Furnishing Optional/Garage not included
- No Smokers or Sharers
- Council Tax Band F
- Available Soon & Long Term

Property Ref: AMR1105





Sitting Room

Description: A two bedroomed, two bathroomed luxury apartment situated within the elegant and charming Grade II listed building Loughrigg Brow. Boasting the most dramatic breathtaking views of Lake Windermere.

Location: Loughrigg Brow can be reached by car by taking the A593 out of the centre of Ambleside travelling towards Coniston. Immediately after crossing the River Rothay turn right signposted Under Loughrigg. Continue along this lane until the old stone arched foot bridge which crosses back over the river into the park is seen on the right hand side. Immediately on your left there are wrought iron gates leading to the driveway of Loughrigg Brow. Proceed up the driveway.

What3Words: ///navigate.stared.tabs

Furnishings: This property is offered with furnishings optional. A physical viewing is recommended.

Services: Mains Electric, Gas, Water (Metered). Shared Septic Tank (Costs to be paid by the tenant, landlord, shared). Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&uprn=100110695355>

Viewings: Strictly by appointment with Hackney & Leigh – Ambleside Office.

Ongoing Tenancy Management: Upon tenancy commencement the property will be directly managed 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: 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>

For a Viewing Call 01539 792035



Kitchen



Stunning Fell Views

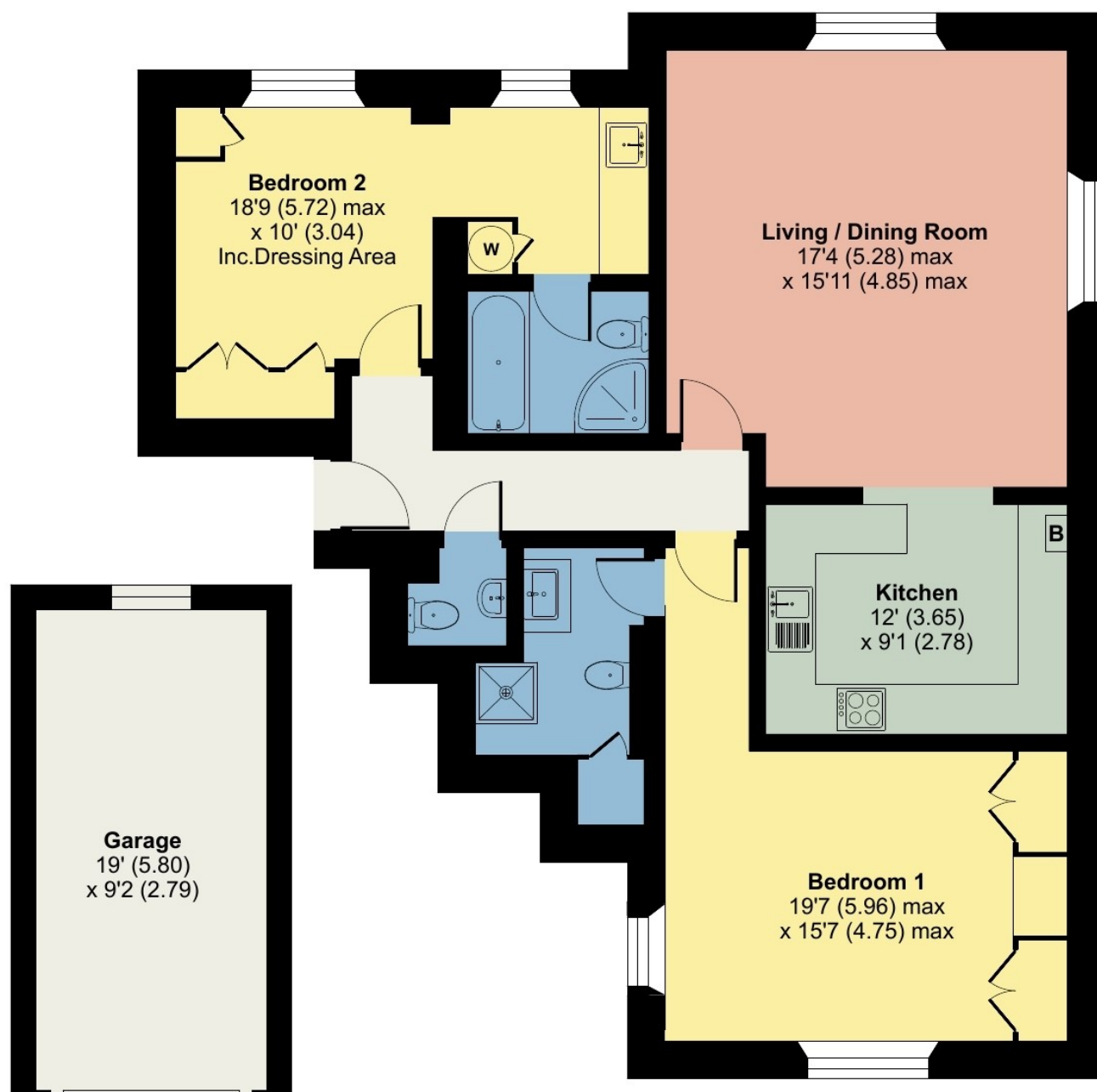
Armitt Library Suite , 5 Loughrigg Brow, Under Loughrigg, Ambleside, LA22

Approximate Area = 1006 sq ft / 93.4 sq m

Garage = 174 sq ft / 16.1 sq m

Total = 1180 sq ft / 109.5 sq m

For identification only - Not to scale



5 Loughrigg Brow Under Loughrigg - Ref: AMR1105

Property particulars and appointments to view are provided on the understanding that all negotiations are conducted through Hackney and Leigh Ltd. This information is provided for general guidance only. It does not form part of any contract or agreement and no guarantee of accuracy is given. Prospective tenants should make their own enquiries as to the suitability or otherwise of the property. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being let or withdrawn. Please contact us to confirm the property's availability, especially if travelling some distance.