



**HACKNEY
& LEIGH**
Lettings

Troutbeck Bridge

£1,100 pcm

Flat 1 Calgarth Park
Ambleside Road
Troutbeck Bridge
Windermere
Cumbria
LA23 1LF

A well presented two bedroom mews cottage, exclusively for the over 55's, set in beautiful surroundings on the Calgarth Estate. Modernised accommodation, comprising living room, kitchen, two bedrooms and shower room. Parking and garden area.

- Mews Style End Terrace Cottage
- Bright Living Room, Kitchen
- Two Bedrooms, Shower Room
- Parking, Garden Area
- Set in Open Countryside
- Unfurnished
- Exclusively for Over 55's
- Pets at Landlords Discretion
- Council Tax Band A
- Available Soon

Property Ref: WR929

2

1

1

TBC



Living Room

Further Information: As part of the tenancy, residents have access to communal gardens and the communal greenhouse within Calgarth Park. They also have access to the lounge, dining room and library at the estate and have the option of a Monday – Friday Lunch Option at an additional cost. Lunches are 3 course and this is an additional cost of £120 per month (arranged directly with Calgarth Park). Included in the rental figure is the following benefits; Background heating and constant hot water, Extensive library, Communal Wi-Fi, Communal lounge, In-house laundry, Social events calendar, Reduced or free TV License (if eligible), A Call Out service infrastructure on site, Maintenance of garden and building and a Future maintenance fund for each apartment.

Location: Follow the A591 from Windermere to Ambleside, travel past the service station at Troutbeck Bridge and take the next left turning. The property can be found at the bottom of the long drive on the left.

What3Words: ///extension.relatng.conductor

Furnishings: This property is offered unfurnished. Washing machine to remain on a non-repair or replacement basis.

Services: Mains Electric, Gas, Water (Unmetered) and Drainage. Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&uprn=100110695355>
Hot water and background heating from the shared boiler is included in the rental figure.

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

Ongoing Tenancy Management: Upon tenancy commencement the property will be directly managed by the landlord.

Applying for a Tenancy: If you are interested in applying for the property following a viewing through ourselves, we will pass your details onto the landlords who will be in touch directly to move the applications stage forward.

Referencing: The landlords will be organising this themselves and this will be arranged directly with the successful applicant.

The Tenancy: The landlord will be arranging the tenancy agreement directly with the successful applicant.
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 landlords will discuss this directly with the successful applicant.

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>

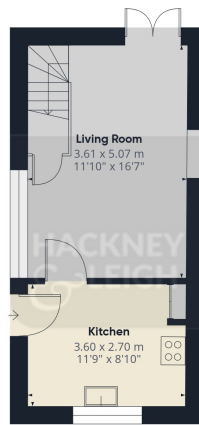
For a Viewing Call 01539 792035



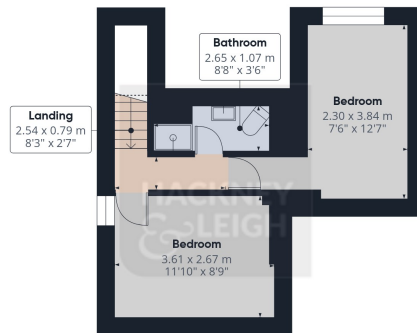
Kitchen



Garden



Floor 0



Floor 1



Approximate total area^m

54.9 m²
591 ft²

Reduced headroom

0.3 m²
3 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Ambleside Road Troutbeck Bridge - Ref: WR929

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.