151B MARKET STREET, DALTON-IN-FURNESS, LA15 8RQ

£625 pcm

FEATURES

- Second floor apartment
- One Double Bedroom
- Lounge/Kitchen/Diner
- Modern Kitchen with Oven & Hob
- Modern Shower Room
- Utility Room
- Central Dalton Location
- Small Shared Outside Space
- Double Glazing
- Available Now

1 1 1 On Road Parking

One bedroom second floor apartment with private entrance, offering open plan lounge/kitchen/diner, double bedroom, modern shower room and utility room. Parking is on street and there is a small yard area to the rear. Centrally located and available now. Sorry No Smokers & Pets Considered.

Entered through a PVC door with glazed inserts into:

COMMUNAL HALL

Stairs to first floor.

ENTRANCE HALL

Doors to shower room, utility, bedroom and kitchen/lounge/diner. Two ceiling light points and electric radiator.

LOUNGE/KITCHEN/DINER

12' 7" x 14' 7" (3.84m x 4.44m)

Kitchen Area

Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl stainless steel sink and drainer with mixer tap. Integrated oven and hob with cooker hood over, space for under counter fridge/freezer and tiled splash backs.

Lounge/Diner

Light space with ceiling light point, electric radiator and two wooden double glazed windows to front with views over the town centre.

BEDROOM

8' 2" x 11' 2" (2.49m x 3.4m)

Double room with wooden double-glazed window to rear, electric radiator and ceiling light points. Double wardrobe with shelf and hanging space.

UTILITY ROOM

8' x 3' 7" (2.44m x 1.09m)

Area of work surface with space and plumbing for washing machine below, ceiling light point and wooden double-glazed window to side.

SHOWER ROOM

8' 7" x 4' 3" (2.62m x 1.3m)

Fitted with a three-piece suite comprising of double shower, vanity unit housing sink with mixer tap and cupboards under and low level, dual flush WC. Ladder style electric radiator, wooden double-glazed window, ceiling light point, extractor and modern panelling to wet areas.

EXTERIOR

Paved patio area shared with the other apartment.

APPLYING FOR A TENANCY
Should you wish to apply for a tenancy; you should contact our Lettings Team for an application pack. We recommend that all applicants read the Government's 'How to Rent' Guide – available at https://www.gov.uk/government/publications/how-to-rent

HOLDING DEPOSIT
In order to secure a property whilst the application procedure is completed, a Holding Deposit equal to 1 week's rent may be payable. This is calculated by monthly rent x 12 ÷ 52 and is payable to JH Homes (Cumbria) Limited. Once the Holding Deposit is paid, the landlord and the tenant are expected to enter into the tenancy agreement within 15 calendar days. This date is called the Deadline for Agreement. The landlord and the tenant can agree to extend this date. If an applicant fails referencing, the Holding Deposit will be paid to the applicant within 7 calendar days, save where:
1. If the applicant fails a Right to Rent check regardless of when the Holding Deposit was accepted;
2. If the applicant provides false or misleading information to JH Homes (Cumbria) Limited, or the landlord, which the landlord is reasonably entitled to consider in deciding whether to grant the tenancy because this materially affects their suitability to rent the property;
3. If the applicant notifies JH Homes (Cumbria) Limited or the landlord before the Deadline for Agreement that they have decided not to enter into the tenancy agreement;
4. If the tenant fails to take all reasonable steps to enter into a tenancy agreement;
5. If the tenant seeks to change the tenancy agreement after it has been signed, and the landlord refuses to make that change. In which case, the Holding Deposit will be forfeit, and retained by JH Homes (Cumbria) Limited, on behalf of the landlord. A written explanation of why the Holding Deposit has been retained will be provided to the applicant within 7 calendar days of the decision being made.

SECURITY DEPOSIT
A Security Deposit equal to 5 weeks' rent will be payable to JH Homes (Cumbria) Limited, if the applicant successfully completes the referencing process. Any money held by JH Homes (Cumbria) Limited as a Holding Deposit will be used towards payment of the Security Deposit. The Security Deposit will be registered with the Deposit Protection Scheme within 30 days of the tenancy being signed and will be repaid to the Tenant at the end of the tenancy, subject to the property being left in a satisfactory condition/deduction of any contractual expense s.

RENT
Rent will be payable on the first day of the tenancy agreement and will be payable monthly, thereafter. Properties are let on a fixed term Assured Shortly Tenancy, for a minimum term of 6 months. It is not possible to terminate the tenancy within this period, and the tenant will be responsible for payment of the rent for the whole of the fixed term. The tenant will also be responsible for all utility charges during the full term of the tenancy, including gas, electricity, oil, water and drainage, telephone and Council Tax. Charges for any other services connected to the property will also be payable by the tenant.

INSURANCE
The landlord will be responsible for insuring the building. The tenant will be responsible for insuring their own possessions for the full term of the tenancy.

PERMITTED PAYMENTS
In some circumstances, a Permitted Payment may be payable to JH Homes (Cumbria) Limited. These include:
• If the tenant requests a change to the tenancy agreement and the landlord agrees e.g. the keeping of a pet mid-tenancy/change of sharer -£50 (inc. VAT);
• If rent is more than 14 days late, interest will be charged at 3% over the base rate of the Bank of England;
• Default fees for lost keys or other security devices (including locks). Where locks need to be replaced and locksmiths need to be called, tenants will be charged for replacement locks, locksmiths' fees and keys where necessary.
• In exceptional circumstances (such as an emergency) JH Homes (Cumbria) Limited may charge £15 per hour for time in dealing with the problem.
• Surrender of the tenancy mid-term – payment will cover the landlord's expenses in reletting the property, all rent outstanding until a new tenant is found (up to the maximum payable under the tenancy agreement)

HOW IS INTEREST CALCULATED ON RENT ARREARS
Interest will be charged on the total amount outstanding, on a daily basis.
For example:
£500 in arrears are outstanding for 30 days.
The current Bank of England base rate is 3.75%
Interest rate applied: 3% + 3.75% = 6.75%
£500 x 0.0675 = £33.75
£33.75÷ 365 = £0.092
9.2p x 30 days outstanding = £2.76

Ground Floor

Approx. 40.2 sq. metres (432.4 sq. feet)

Total area: approx. 40.2 sq. metres (432.4 sq. feet)

Call us on

01229 445004

contact@jhhomes.net

www.jhhomes.net/properties

GENERAL INFORMATION

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Main services include electric, drainage and water.

DIRECTIONS:

Accessing Dalton from Ulverston and proceeding down Ulverston Road and at the fork where Ulverston Road turns into Market Street and you can go right onto Broughton Road the property can be found after the turning on your right-hand side above the party shop. The access to the apartment itself is between Express Market and Celebrations.