



7 BRIDGE STREET
Ambleside, LA22 9DU



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Ambleside, LA22 9DU

Windermere 5 miles, Kendal 13 miles, Keswick 17 miles
(distances are approximate)

£725 per month.

7 Bridge Street is a charming one bedroom cottage conveniently located in the centre of the attractive town of Ambleside, Cumbria.

This characterful property offers a living room, kitchen and understairs storage to the ground floor, with stairs leading up to the first floor bedroom with WC and shower room.



GSC GRAYS

PROPERTY • ESTATES • LAND

Unit 9, Underley Business Centre, Kearsy, Kirkby Lonsdale,
LA6 2DY

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Situation & Amenities

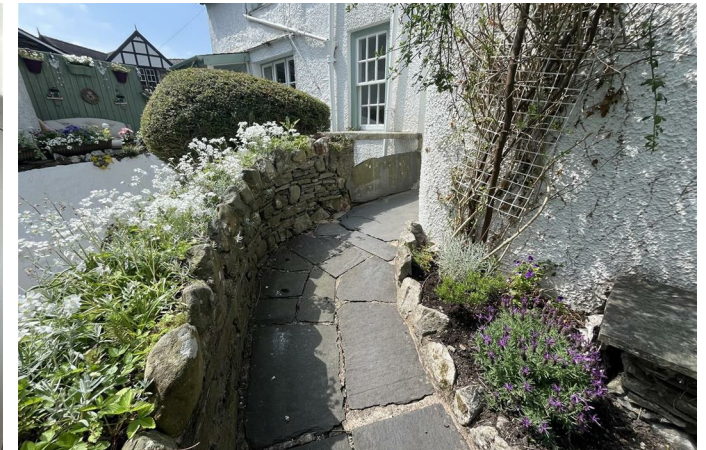
The attractive town of Ambleside is situated at the northern end of Lake Windermere, 13 miles north west of Kendal and 20 miles from Junction 36 of the M6. Ambleside offers a post office, doctors surgery, a cinema and several shops, pubs, and restaurants.

Description

7 Bridge Street is in good condition having recently been repainted throughout.

To the ground floor, there is a living room and kitchen, with both understairs storage and an additional storage cupboard. The first floor comprises a double bedroom with fitted wardrobe and shower room with WC. The cottage is carpeted throughout with all windows being single glazed and heating is via Dimplex Quantum storage heaters.

Externally there is a paved pathway leading to the front door.



Terms and Conditions

The property is offered as a periodic tenancy only, as from 1st May 2026 fixed-term agreements (including 12-month terms) will no longer be permitted under the Renters Rights Act.

The property is offered unfurnished at a rental figure of £725 per calendar month, payable in advance by standing order. In addition, a deposit of £725 shall also be payable prior to occupation.

Holding Deposit

Before your application can be fully considered, you will need to pay us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days, or such longer period as might be agreed.

If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned, it will be retained by this firm.

However, if the Landlord decided not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy.

Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

Reference

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Insurance

Tenants are responsible for the insuring of their own contents.

Smoking and Pets

Requests for pets will be reasonably considered.

Smoking is prohibited inside the property.

Local Authority and Council Tax Band

Westmorland and Furness Council Tel: 0300 373 3300.

For Council Tax purposes the property is banded A.

Services and Other Information

This property is served by mains electricity, water and mains drainage.

Viewings

Strictly by appointment only via the Agents GSC Grays. Tel: 01524 880320

Particulars and Photographs

Particulars updated June 2026

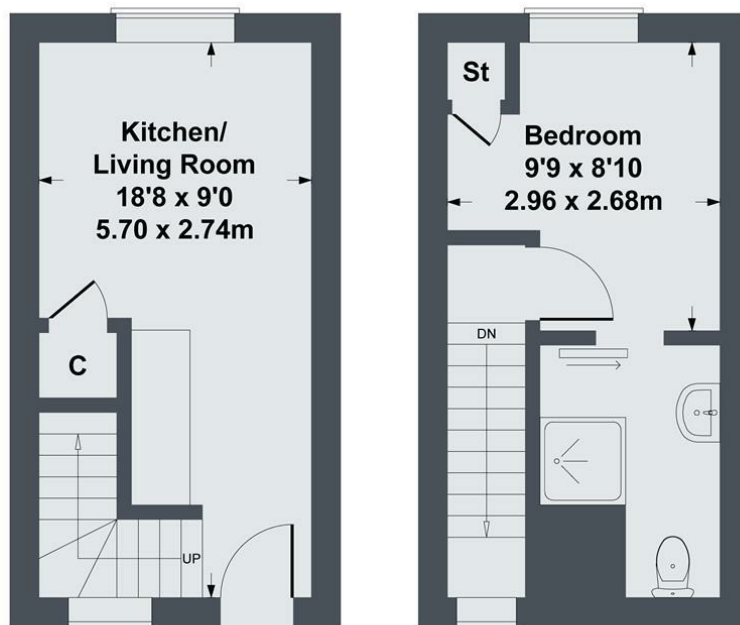
Photographs taken May 2026



7 Bridge Street, Ambleside, LA22 9DU

Approximate Gross Internal Area

344 sq ft - 32 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100+
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the lessors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.