

## Flat 2 13B Station Road, Workington, CA14 2UX

**£550**

PLEASE APPLY ON OUR WEBSITE

A well-presented top floor flat located just a short walk from the town centre, bus station, and train station. This property offers comfortable living in a highly convenient setting, making it ideal for professionals, couples, or commuters. The flat benefits from a neutral kitchen and well equipped bathroom, With shops and essential amenities close by, along with excellent transport links, this property offers the perfect balance of convenience and comfort for those seeking central town living.



## MAIN ENTRANCE

Entry via a communal wooden front door into:

## COMMUNAL HALLWAY AND STAIRCASE

Flat 2 is located on the top floor.

## FLAT ENTRANCE

Wooden front door into:

## HALLWAY

12'10" x 6'2" (3.92 x 1.90 )



Doors leading to:

## BEDROOM

14'1" x 10'5" (4.31 x 3.19 )



Double in size, radiator, rear aspect double glazed window. 2 built-in storage cupboards. Wall mounted baxi boiler.

## BATHROOM

10'6" x 5'0" (3.21 x 1.54)



Three piece suite comprising of bath with overhead shower, WC and wash basin. Wall mounted mirrored vanity unit. Radiator.

## LOUNGE

10'4" x 14'7" (3.17 x 4.46 )



Front aspect double glazed window. Wall mounted electric fire. Radiator.

## KITCHEN

11'7" x 6'3" (3.54 x 1.92 )



Range of wooden wall and base units with complementary work surfaces, integrated electric oven and hob, sink and drainer unit, black wall tiling, vinyl flooring.

## DIRECTIONS

From Workington Town Centre continue onto Station Road where the property is located on the left hand side just after the turning for Lonsdale Street.

### **COUNCIL TAX - CUMBERLAND**

Cumberland Council (01228 606060) advise that this property is in Tax Band A.

### **THE RENT**

Rent is paid on a calendar monthly basis, in advance, and excludes charges for Services, Council Tax etc.

### **THE CONSUMER PROTECTION REGULATIONS 2008**

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available for viewing. This is particularly important if you are contemplating travelling some distance.

### **DAMAGE DEPOSIT**

A deposit will be paid by the tenant, prior to the commencement of the tenancy, equivalent to five weeks rent and it will be returned at the end of the tenancy providing there is no damage, the Inventory is correct and there are no rent arrears. The deposit will be held by the Deposit Protection Service (a custodial service scheme in accordance with the Tenancy Deposit Legislation) and returned to you as per the Tenancy Agreement.

### **THE TENANCY**

The property is offered on a 6 month Assured Shorthold Tenancy.

### **WHO WILL LOOK AFTER THE PROPERTY?**

The property will be managed by your landlord.

### **INSURANCE**

You are required to have sufficient means to cover your liability for the Landlord's fixtures and fittings as set out in the Tenancy Agreement. Sufficient means includes a sum of money available to put right any damage, or alternatively you could purchase a suitable insurance policy to cover this liability.

The Landlord's insurance policy does not cover your possessions within the property. You are advised to consider the need for Tenants Insurance, which usually includes cover for your own possessions and accidental damage to the Landlord's items. Please see Grisdales for full details on this.

The Landlord will not be responsible for any damage caused to your belongings unless it is caused by an act or omission by the Landlord or Agent, which invalidates any insurance you do have.

### **RENTAL PROTECTION PLAN**

Have you ever thought how you'd cover the cost of your rent if you were to become ill or injured and were unable to work? – Taking out Rental Protection Plan is a great way to protect yourself, or the ones you love, should the unexpected happen during the length of the plan – Ask for a FREE appointment to discuss this plan our Protection Specialist.

### **APPLICATIONS**

Applications for the tenancy are to be made to Grisdales. The application form is on our website – please go to [www.grisdales.co.uk](http://www.grisdales.co.uk), Tenants, Tenancy Application form. Please complete this form electronically and once we have received it we will discuss your application with the landlord and then arrange a viewing of the property. If the landlord decides to proceed with your application and requests that you are referenced you will need to complete a further online application form for Goodlord, our reference provider. References will then be carried out which can take up to 7 days.

### **WHAT HAPPENS NEXT?**

Please see our website for further information.

### **MORTGAGE ADVICE**

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

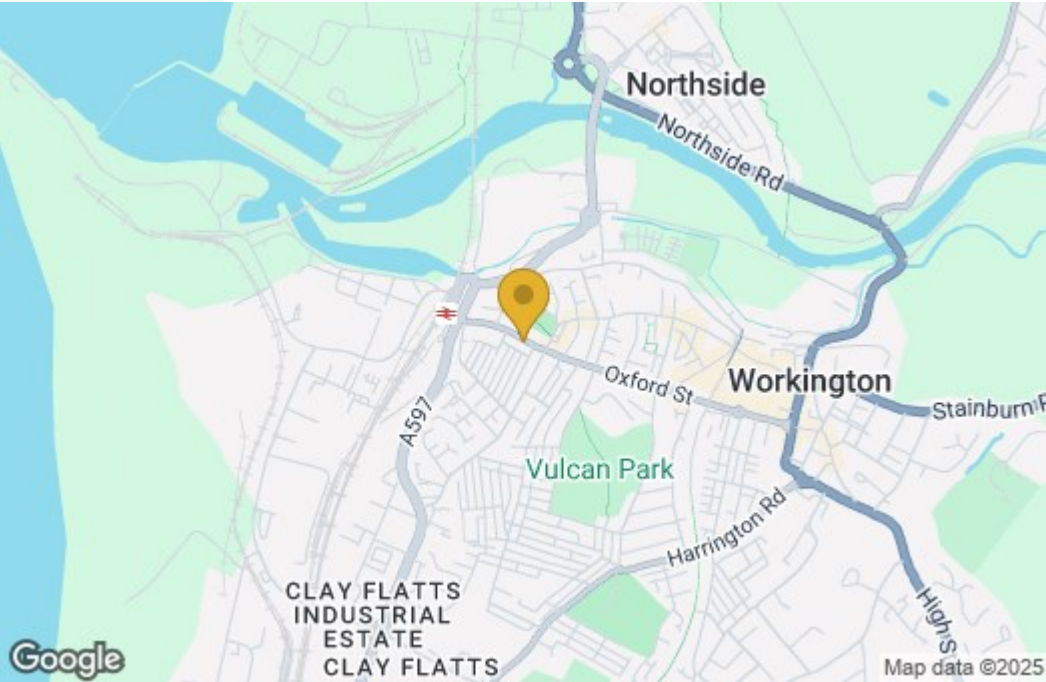
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

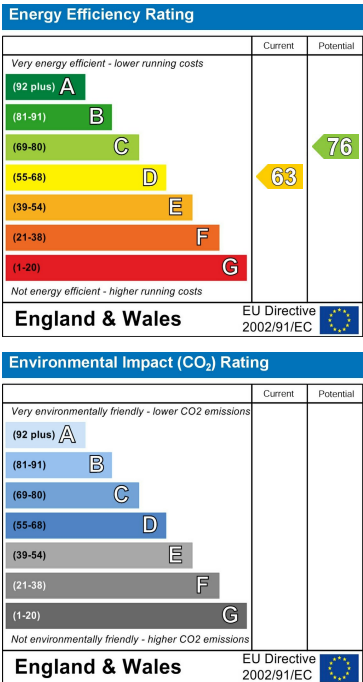
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.