



2 Graves Mill, Cockermouth, CA13 9NB

£710 Per Calendar Month

COME ON TENANTS! Snap up something truly special in Cockermouth! Properties with their very own courtyard garden and a gorgeous view of the River Derwent and Memorial Gardens don't come around often — so this is your moment to baggie a brilliant two-bedroom ground-floor gem! Perfectly placed within easy, level walking distance of the town centre, you'll have a fabulous mix of shops, eateries, and social hotspots right at your fingertips.

Inside, the apartment is totally move-in ready, with a fresh modern kitchen and practical flooring. The open-plan main room is bright and inviting, and those sliding doors lead you straight out into your private courtyard garden — the dream spot for morning coffees or chilled evenings. Two bedrooms, a bathroom, gas heating, and double glazing keep everything comfy and efficient, and there's even two parking spaces (subject to a resident's permit).

THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

ENTRANCE

The property is accessed via a doorway, which leads into a communal hall which gives access into the flat.

INNER HALL

With wood effect flooring and 2 useful store cupboards. Leads into:

LOUNGE/DINER/KITCHEN

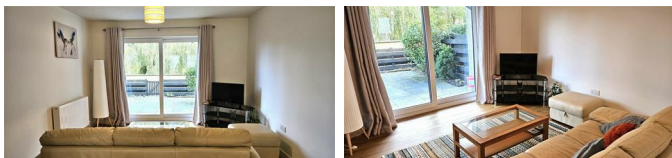
25'6" x 11'10" (7.79 x 3.61)



A lovely open plan room with wood effect flooring and separated into lounge, dining room, and kitchen areas.

LOUNGE AREA

15'3" x 11'9" (4.67 x 3.60)



A lovely room with sliding patio doors to the garden. Television and telephone points.

DINING AREA

7'11" x 7'9" (2.42 x 2.37)



With ample space for a dining table and opening into:

KITCHEN

10'5" x 8'0" (3.18 x 2.44)



Fitted with a range of base and wall units in pale sage gloss with chrome handles, wood effect worktop over and cream ceramic tiled splashback. Includes 1 1/2 bowl stainless steel sink with mixer tap, integrated electric oven with 4-ring electric hob over, and black and smoked glass extractor fan. Integrated washing machine, fridge and freezer. Concealed gas boiler. 2 windows overlooking the front.

BEDROOM 1

8'6" x 8'9" (2.61 x 2.69)



With an aspect to the rear. Double.

BEDROOM 2

7'4" x 6'11" (2.26 x 2.13)



Single room to front with cupboard with hanging space.

BATHROOM



With bath, with shower over and clear screen, pedestal wash basin with chrome mixer tap, and low-level WC. Fitted around sanitary fittings with white ceramic tiles.

PARKING

There is parking within the courtyard for two cars subject to a resident's permit.

GARDEN



There is an enclosed courtyard garden to the rear with a gate which opens to a path with the River Derwent immediately beyond.

LOCATION & OUTLOOK



The property is situated on the ground floor with level walking distance to the town centre. There is immediate access to the banks of the River Derwent and the Memorial Gardens are a short stroll away.

COUNCIL TAX - CUMBERLAND

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

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.

*Please note these details have yet to be approved by the vendors.

(*to be removed following vendor approval)

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.

Alternatively, ask Grisdales about the ZERO DEPOSIT GUARANTEE which is available for this property (subject to conditions). Costs are a set up fee of £49 and a payment equivalent to one weeks rent. After that there is an annual renewal fee of £17.50 paid to Zero Deposit.

DIRECTIONS

The property is best approached by proceeding down High Sand Lane (off Main Street) - at the bottom bear left into Waterloo Street. Continue along for approximately 400 yards and Graves Mill is situated on the right hand side.

HOLDING DEPOSIT

Grisdales takes a Holding Deposit from a tenant to reserve a property. This is one weeks rent and for this property will be £173.

This Holding Deposit will be held for up to 15 days (what is known as Deadline for Agreement). From taking the Holding Deposit the tenancy agreement must be entered into (signed by both parties and dated) before the Deadline for Agreement. However, Grisdales can agree with the tenant in writing that a different date (for example an extension) is to be the Deadline for Agreement. Please make your own enquiries as to when the Holding Deposit can be repaid to you and when it can be retained by Grisdales. Should the tenancy commence, unless the tenant advises otherwise in writing, it is agreed that the amount of the Holding Deposit will be deducted from the first payment of rent.

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, 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.

PROOF OF IDENTITY

When you apply for a property to rent through Grisdales, you will be required to PERSONALLY provide identification in its ORIGINAL format.

This can be in the form of:

- Valid passport
- Valid photo card driving licence
- National Insurance Certificate
- Firearms Certificate
- Birth Certificate

WHAT HAPPENS NEXT?

Please see our website for further information.

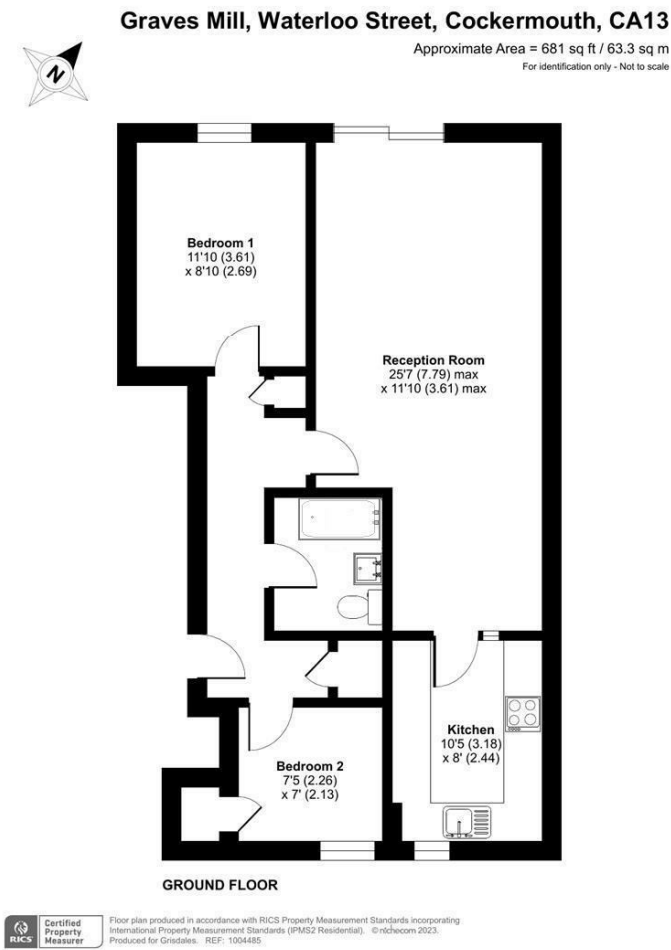
MORTGAGE ADVICE

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.

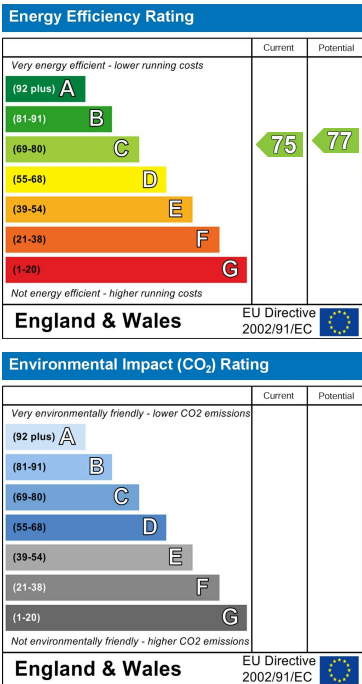
Floor Plan



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.