GRISDALES
PROPERTY SERVICES

Cavendish Court Elizabeth Street, Workington, CA14 4BZ

£735 Per Month

PLEASE APPLY ON OUR WEBSITE

Stylish, Fully Renovated 2-Bedroom Home with Parking!

Effortlessly blending modern design with everyday comfort, this beautifully renovated two-bedroom home offers a fresh, contemporary feel from the moment you step inside. Clean lines, thoughtful finishes, and a light-filled layout create a calm and inviting space, with a sleek, modern kitchen and a refined living area perfect for both relaxing and entertaining. Each bedroom is tastefully proportioned, while cleverly designed storage cupboards are tucked throughout the home—keeping the aesthetic uncluttered without compromising on practicality.

To the rear, parking adds an extra layer of convenience, while the location places you just moments from the town centre—close enough to enjoy everything on offer, yet perfectly set back for a sense of ease.

18 South Street, Cockermouth, Cumbria, CA13 9RT | **T:** 01900 829 977 | **E:** cockermouth@grisdales.co.uk

ENTRANCE
Two communal entrances, one to the front of the property and one to the back, leading into communal hallway, allowing access to number 10 front door, leads into:

HALLWAY
Laminate flooring, electric heating, telephone point. Three storage cupboards. Telephone intercom system, doors leading to:

BATHROOM
9'3" x 4'9" (2.83 x 1.47)

Three-piece suite comprising of walk-in shower, W.C and wash basin with storage below. UPVC marble style wall panelling, heated towel rail, wall mounted mirrored vanity unit, extractor fan.

BEDROOM TWO
9'9" x 6'9" (2.99 x 2.06)

Double in size, front aspect double glazed window, electric heater.

BEDROOM ONE
10'7" x 11'3" (3.23 x 3.45)

Rear aspect double glazed window, double in size, electric heater.

LOUNGE
18'3" x 11'0" (5.57 x 3.37)

Electric heater, front and side aspect double glazed windows, door leading to:

KITCHEN
12'5" x 10'7" (3.79 x 3.24)

Fitted with a range of dark grey gloss wall and base units with complementary work surfaces, integrated electric oven and hob with extractor fan above, integrated fridge freezer, freestanding washing machine, inset sink and drainer unit, electric heater, rear aspect double glazed window and side aspect double glazed window.

EXTERNAL

Externally there is parking provided to the rear of the property.

DIRECTIONS

W3W///partly.reflected.scariest

COUNCIL TAX - CUMBERLAND

Cumberland Council (0300 373 3730) 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.

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 £169. 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?

For peace of mind, the property will be managed by Grisdales.
Or
The property will be managed by your landlord.
Or
The property will be managed by your landlord but you will pay rent to Grisdales.

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.

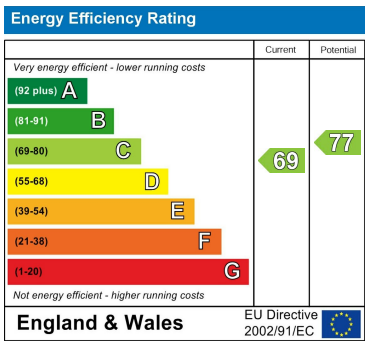
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

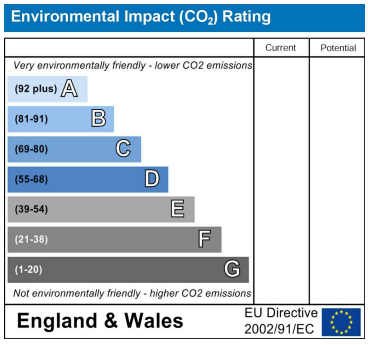
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.