



# GRISDALES

PROPERTY SERVICES



## 2 Lowther Arms Cottages, Cockermouth, CA13 0JB

**£575 Per Calendar Month**

A REAL CUTIE!!! Tucked away behind Gote Road and with private parking as well, this perfect one bedroomed flat is just perfect! Newly refurbished with brand new flooring, decor, kitchen and bathroom, it will be a real hit with a single person wanting a quiet life!

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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

## ENTRANCE HALL

With tiled floor and doors leading into:

## OPEN PLAN LOUNGE/KITCHEN

15'9" x 15'1" (4.80 x 4.60)



Lovely room with two large windows and useful storage cupboard. TV point and kitchen is fitted with a range of base and wall units in cream with walnut effect work surface over and including stainless steel sink, washing machine, electric oven with hob and extractor fan, fridge freezer and tiled floor.

## SHOWER ROOM

5'2" x 9'0" (1.57 x 2.74)



Tiled floor, heated towel rail, corner shower, wash basin and wc. Cupboard.

## BEDROOM

11'2" x 11'0" (3.40 x 3.35)



Spacious double room.

PLEASE NOTE THIS ROOM WILL BE FURNISHED, NEW PHOTOS COMING AT THE END MAY.

## EXTERNALLY

There is parking to the rear of the property for one car.

## FACILITIES

Heating is by way of gas central heating.

## DIRECTIONS

From Main Street proceed into Crown Street and at the roundabout turn right into Gote Road. Lowther Arms Cottages is located opposite the garage on the right hand side.

## COUNCIL TAX

Allerdale Borough Council (01900 702530) 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.

## DAMAGE DEPOSIT

A deposit will be paid by the tenant, prior to the commencement of the tenancy, equivalent to six weeks rent. This 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 in accordance with the Tenancy Agreement.

## HOLDING DEPOSIT

Grisdales takes a Holding Deposit for from a tenant to reserve a property. This is one week's rent and for this property will be £132

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, Grisdals 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 Grisdals.

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.

## RESTRICTIONS

At the landlords request smokers are not permitted. 1 pet may be considered

Tenants claiming Housing Benefit will not be permitted by the landlord.

## THE TENANCY

The property is offered on an Assured Shorthold Tenancy. Unless otherwise stated or agreed, it will be for an initial term of six months. Should a short-term let be agreed (i.e less than six months), an additional administration fee of £175 (inc VAT) will be payable to Grisdals. It is recommended that you seek independent advice upon all aspects of the tenancy.

## WHO WILL LOOK AFTER THE PROPERTY?

For peace of mind, the property will be managed by Grisdals.

### **INSURANCE**

You are required to hold adequate insurance to protect against accidental damage caused by the Tenant to the Landlords Fixtures and Fittings at the premises as described in the Inventory of Contents and Schedule of Condition. You should also consider insuring your own possessions. Please speak to Grisdales for further information.

### **NOTES TO BROCHURE**

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. This is particularly important if you are contemplating travelling some distance to view the property.

### **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, Grisdales will discuss your application with the landlord. If the landlord decides to proceed with your application, subject to references, you will need to pay the application fee and complete a further on line application with Homelet, our reference provider. This will be emailed to you by Grisdales. Each applicant over 18 will need to complete a Tenancy Application Form. The application fee is £130 inc VAT (£108.33 + VAT) per applicant or £250 inc VAT (£208.33 + VAT) for a joint application.

If you require a guarantor an additional payment of £60 inc VAT (£50 + VAT) is required. If you are a company applying for the property an application fee of £360 incl VAT (£300 + VAT) is required. If, after you have taken possession you decide to share with a third party, you must obtain the consent of the landlord or agent. The applicant will need to pay an application fee of £200 incl VAT (£166.67 + VAT) for references and the preparation of new paperwork. If you do not obtain consent, a charge of £420 incl VAT (£350 + VAT) will be made for referencing and the preparation of new paperwork.

### **PROOF OF IDENTITY**

When you apply for a property to rent through Grisdales, you will be required to provide identification. This can be in the form of:

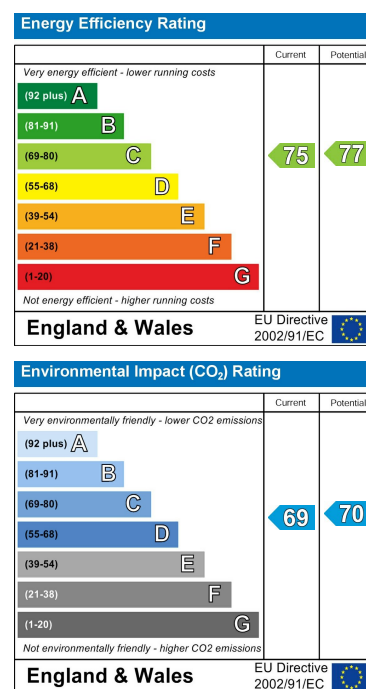
- Valid passport
- Valid photo card driving licence
- National Insurance Certificate
- Firearms Certificate
- Birth Certificate

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.