



**11A Roper Street, Whitehaven, CA28 7AU**

**£700 Per Calendar Month**

PLEASE APPLY VIA OUR WEBSITE

A Rare find.... Town Centre Location (Tick) Allocated Parking Space (Tick)..... Spacious two bedroom apartment available NOW in central Whitehaven - with all this beautiful market town has to offer - right on the doorstep!

This first/second floor apartment has a spacious living room, generous dining kitchen, two double bedrooms and modern bathroom, with ample wardrobe/storage space on the landing... available on a part furnished basis.



## ACCOMMODATION

### ENTRANCE HALL & STAIRS

Electric radiator. Stairs up to:

### LOUNGE

15'02"(max)X12'05" (4.62(max)X3.78)



Three sash windows, electric radiator, TV point, built in cupboard housing electric fuse box and meter

### KITCHEN

15'03"(max)X14'0"(max) (4.65(max)X4.27(max))



Range of base units with high gloss work surface and tiled surround, inset stainless steel sink unit with mixer tap, integrated electric oven and hob, integrated dishwasher, integrated fridge, timer boost control, electric heater, two sash windows, tile effect vinyl flooring

### STAIRS & LANDING

Loft access, electric radiator, fire bell, built in wardrobes, built in cupboard housing water tank

### BEDROOM ONE

15'03"(max)X12'04" (4.65(max)X3.76)



Double in size, two sash windows, electric heater, TV aerial cable

### BEDROOM TWO

11'02"X8'06"(max) (3.40X2.59(max))



Small double, sash window, electric heater, TV aerial cable

## BATHROOM

7'10"X6'05"(max) (2.39X1.96(max))



Fully tiled, three piece suite in white comprising T-shaped bath with shower screen and chrome taps and fittings, half pedestal sink unit with mixer tap, low level flush WC, double glazed window, extractor fan, mirror wall cabinet, electric heater

## EXTERNALLY



Small courtyard to rear by main access to this property. There is one off road parking space with this property to the rear.

## FACILITIES

Heating is by way of electric heating.

## 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 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 £161.00

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.

## 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.

## 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.

## 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

### **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**

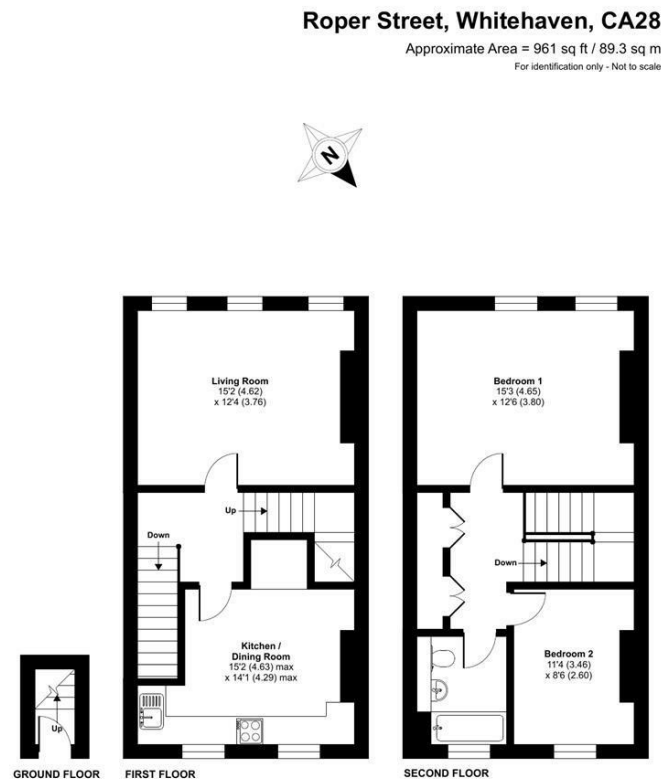
Have you ever thought how you'd cover the cost of your rent if you were to become ill or injured and were unable to work? Taking out Rental Protection Plan is a great way to protect yourself, or the ones you love, should the unexpected happen during the length of the plan. Ask for a FREE appointment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

### **WHAT HAPPENS NEXT?**

Please see our website for further information.



Floor Plan

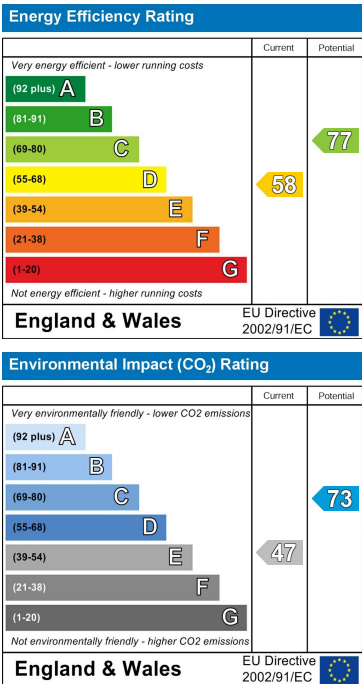


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Grisdales. REF: 1399870

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.