



GRISDALES

PROPERTY SERVICES



19 Pears House Duke Street, Whitehaven, CA28 7HR

£900 Per Month

PLEASE APPLY ON OUR WEBSITE

Imagine enjoying your breakfast on the balcony overlooking the harbourside of Whitehaven, or relaxing with an evening glass of wine while watching the sunset across the sea. If this sounds appealing, then this exclusive one bedroom, third floor apartment on the harbour front could be perfect for you.

This luxury apartment boasts stunning panoramic views across Whitehaven marina, the Solway Firth and the Scottish coastline. In brief, the accommodation comprises an open plan lounge, dining area and kitchen, one spacious bedroom, a modern bathroom, and gated underground allocated parking.

Helping you find your perfect new home...

www.grisdales.co.uk

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: whitehaven@grisdales.co.uk

COMMUNAL ENTRANCE

Key fob entry allowing pedestrian access alongside fob entry to open gates for vehicle access. Flat number 19 is located on the third floor.

ENTRANCE



Via composite front door into:

HALLWAY

Storage cupboard housing washing machine. Doors leading to:

BEDROOM

11'6" x 10'5" (3.51 x 3.20)



Double in size. Front aspect window.

Furniture included within the let: Kind sized bed with mattress, matching set of: wardrobe, drawers, bedside cabinets.

BATHROOM

6'5" x 7'6" (1.97 x 2.3)



Three piece suite comprising of bath with overhead shower, W.C and wash basin with storage unit below, heated towel rail, neutral decorative wall tiling, wall mounted mirror and vanity storage unit.

OPEN PLAN LOUNGE / KITCHEN / DINER

LOUNGE/DINER AREA

16'8" x 16'5" (5.10 x 5.02)



TV and telephone point, intercom telephone system, wall mounted thermostat. Full length window and door leading to balcony area with harbour views.

Furniture included within the let: Three seater sofa bed and two seater sofa, dining table and four chairs. Wooden sideboard dresser, nest of tables and coffee table, TV unit and TV, corner unit.

KITCHEN AREA

5'10" x 10'7" (1.79 x 3.24)



Range of wooden wall and base units with complementary work surfaces, integrated electric oven and induction hob with extractor fan, inset sink and drainer unit, integrated fridge and freezer, terracotta decorative wall tiling, microwave and toaster also included within the let.

EXTERNAL



Externally there is a balcony area with garden furniture seating. Beautiful views over Whitehaven Harbour.

VIEWS



Fabulous views over Whitehaven Harbour.

DIRECTIONS

W3W///fuel.sleepy.refuse

COUNCIL TAX - CUMBERLAND

Cumberland Council (0300 373 3730) 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.

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 £207. 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.

WHO WILL LOOK AFTER THE PROPERTY?

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

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 Grisdals 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 Grisdals. The application form is on our website – please go to www.grisdals.co.uk, Tenants,

PROOF OF IDENTITY

When you apply for a property to rent through Grisdals, 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

MORTGAGE ADVICE

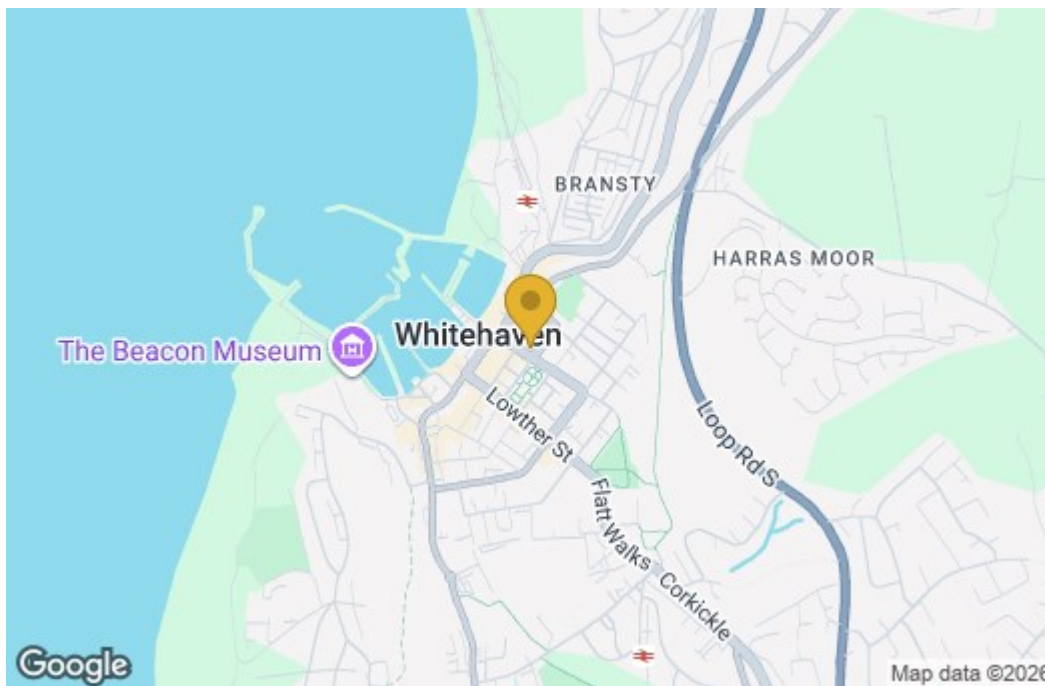
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

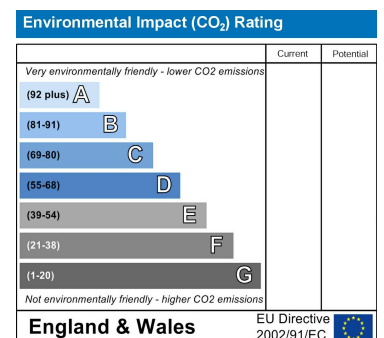
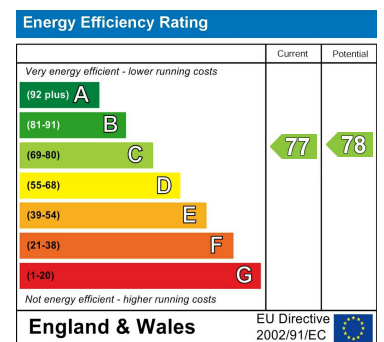
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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