



# REAR OF 23 MARKET STREET, ULVERSTON, LA12 7AR

£795pcm

## FEATURES

- |                                  |  |
|----------------------------------|--|
| First Floor Apartment            | Gas Central Heating System               |
| Two Double Bedrooms              | Wooden Glazed Windows                    |
| Excellent Sized Lounge           | Central Ulverston Location               |
| Kitchen/Diner With Breakfast Bar | Available Now                            |
| Four Piece Bathroom Suite        | Sorry Not Suitable For Pets & No Smokers |



On Road  
Parking



Two bedroom spacious first floor flat with gas central heating system, to include lounge, kitchen with oven and hob and bathroom with three-piece suite. Central location within Ulverston and would suit a professional person or couple. Sorry Not Suitable For Pets & No Smokers.

Entered through a wooden door into:

#### ENTRANCE HALL

Stairs to first floor, cupboard housing gas meter and stop tap, radiator, ceiling light point and wooden glazed window at top to side. Door into:

#### LANDING

Ceiling light point, access to bedroom, bathroom and open to:

#### KITCHEN/DINER

*17' 0" x 13' 3" (5.18m x 4.04m)*

Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap. Integrated eye level oven and grill and four ring hob with cooker hood over.

Space and plumbing for washing machine and under counter fridge/freezer. Freestanding breakfast bar, three wooden glazed windows to sides, two ceiling light points and radiator. Open to:

#### INNER HALL

Access to lounge, bedroom and ceiling light point.

#### LOUNGE

*18' 10" x 13' 5" (5.74m x 4.09m)*

Two sliding sash glazed windows to front, ceiling light point and two radiators.

#### BEDROOM

*10' 3" x 9' 0" (3.12m x 2.74m)*

Double room with wooden glazed window to side, radiator and ceiling light point.

#### BATHROOM

*11' 6" x 6' 3" (3.51m x 1.91m)*

Fitted with a four piece suite comprising of panelled bath, pedestal wash hand basin, low level dual flush WC and corner mixer shower. Tiled up wet areas, two ceiling lights point, radiator and opaque glazed wooden window to side.

#### BEDROOM

*12' 0" x 11' 4" (3.66m x 3.45m)*

Double room with ceiling light point, radiator and wooden glazed window to rear. Over stairs cupboard offering storage.



#### APPLYING FOR A TENANCY

Should you wish to apply for a tenancy, you should contact our Lettings Team for an application pack. We recommend that all applicants read the Government's 'How to Rent' Guide – available at <https://www.gov.uk/government/publications/how-to-rent>

#### HOLDING DEPOSIT

In order to secure a property whilst the application procedure is completed, a Holding Deposit equal to 1 week's rent may be payable. This is calculated by monthly rent x 12 ÷ 52 and is payable to JH Homes (Cumbria) Limited. Once the Holding Deposit is paid, the landlord and the tenant are expected to enter into the tenancy agreement within 15 calendar days. This date is called the Deadline for Agreement. The landlord and the tenant can agree to extend this date. If an applicant fails referencing, the Holding Deposit will be paid to the applicant within 7 calendar days, save where:

1. If the applicant fails a Right to Rent check regardless of when the Holding Deposit was accepted;
2. If the applicant provides false or misleading information to JH Homes (Cumbria) Limited, or the landlord, which the landlord is reasonably entitled to consider in deciding whether to grant the tenancy because this materially affects their suitability to rent the property;
3. If the applicant notifies JH Homes (Cumbria) Limited or the landlord before the Deadline for Agreement that they have decided not to enter into the tenancy agreement;
4. If the tenant fails to take all reasonable steps to enter into a tenancy agreement;
5. If the tenant seeks to change the tenancy agreement after it has been signed, and the landlord refuses to make that change. In which case, the Holding Deposit will be forfeit, and retained by JH Homes (Cumbria) Limited, on behalf of the landlord. A written explanation of why the Holding Deposit has been retained will be provided to the applicant within 7 calendar days of the decision being made.

#### SECURITY DEPOSIT

A Security Deposit equal to 5 weeks' rent will be payable to JH Homes (Cumbria) Limited, if the applicant successfully completes the referencing process. Any money held by JH Homes (Cumbria) Limited as a Holding Deposit will be used towards payment of the Security Deposit. The Security Deposit will be registered with the Deposit Protection Scheme within 30 days of the tenancy being signed and will be repaid to the Tenant at the end of the tenancy, subject to the property being left in a satisfactory condition/deduction of any contractual expense.

#### RENT

Rent will be payable on the first day of the tenancy agreement and will be payable monthly, thereafter. Properties are let on a fixed term Assured Shortly Tenancy, for a minimum term of 6 months. It is not possible to terminate the tenancy within this period and the tenant will be responsible for payment of the rent for the whole of the fixed term. The tenant will also be responsible for all utility charges during the full term of the tenancy, including gas, electricity, oil, water and drainage, telephone and Council Tax. Charges for any other services connected to the property will also be payable by the tenant.

#### INSURANCE

The landlord will be responsible for insuring the building. The tenant will be responsible for insuring their own possessions for the full term of the tenancy.

#### PERMITTED PAYMENTS

In some circumstances, a Permitted Payment may be payable to JH Homes (Cumbria) Limited. These include:

- If the tenant requests a change to the tenancy agreement and the landlord agrees e.g. the keeping of a pet mid-tenancy/change of sharer -£50 (inc. VAT);
- If rent is more than 14 days late, interest will be charged at 3% over the base rate of the Bank of England;
- Default fees for lost keys or other security devices (including locks). Where locks need to be replaced and locksmiths need to be called, tenants will be charged for replacement locks, locksmiths' fees and keys where necessary.
- In exceptional circumstances (such as an emergency) JH Homes (Cumbria) Limited may charge £15 per hour for time in dealing with the problem.
- Surrender of the tenancy mid-term – payment will cover the landlord's expenses in reletting the property, all rent outstanding until a new tenant is found (up to the maximum payable under the tenancy agreement)

#### HOW IS INTEREST CALCULATED ON RENT ARREARS

Interest will be charged on the total amount outstanding, on a daily basis.

For example:

£500 in arrears are outstanding for 30 days.

The current Bank of England base rate is 4.00%

Interest rate applied: 3% + 4.00% = 7.00%

$£500 \times 0.0700 = £35.00$

$£35.00 \div 365 = £0.096$

$9.6p \times 30 \text{ days outstanding} = £2.88$



Call us on  
**01229 445004**

[contact@jhhomes.net](mailto:contact@jhhomes.net)  
[www.jhhomes.net/properties](http://www.jhhomes.net/properties)

#### GENERAL INFORMATION

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, water, gas and electric.

#### DIRECTIONS:

From the office of JH Homes proceed over the road and down the side of Greggs, winding your way through the ginnel take the right hand split passing the rear of Brocklebanks fruit and veg shop where the property can be found on the right hand side at the top of Lower Brook Street. The property can be found by using the approximate "What Three Words"

<https://what3words.com/rating.whirlwind.stickler>

#### Ground Floor

Approx. 3.9 sq. metres (42.2 sq. feet)



#### First Floor

Approx. 80.3 sq. metres (864.4 sq. feet)



Total area: approx. 84.2 sq. metres (906.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	71 C
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.