



**6 EMPRESS TERRACE,
NORTH LONSDALE ROAD,
ULVERSTON,
LA12 9DX**

£850 pcm

FEATURES

- First Floor Apartment
- Private Entrance
- Open Plan Lounge/Kitchen/Diner
- Three Piece Bathroom Suite
- Two Double Bedrooms
- Distance Views Of Hoad Monument
- Close To Ulverston Town Centre
- GCH System & UPVC Double Glazing
- Modern Decor Throughout
- Available Now



Situated in a convenient and sought-after location, this well-presented first-floor apartment offers spacious and light-filled accommodation throughout. The property features an impressive open-plan lounge, kitchen and dining area with views to the side towards Hoad Monument, two generous double bedrooms, a modern bathroom and storage. Benefiting from uPVC double glazing, gas central heating system and space for parking, this attractive home is suited to a multitude of renters. Sorry No Smokers & Not Suitable for Pets.

Accessed by way of a step of exterior stairs with PVC door opening into.

ENTRANCE HALL

Ceiling light point, uPVC double glazed window to front and stairs to first floor.

FIRST FLOOR LANDING

Doors to bedrooms, bathroom and lounge/kitchen/diner. Cupboard for storage, ceiling light point, uPVC double glazed window to side and radiator.

LOUNGE/KITCHEN/DINER

23' 5" x 16' 2" (7.14m x 4.93m)

Lounge area

Two uPVC double glazed windows to front with views towards Hoad monument to the side, ceiling light point and radiator.

Kitchen/Diner

Two ceiling light points, loft access and fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl stainless steel with mixer tap. Integrated oven and hob with cooker hood over, space and plumbing for washing machine and space for upright fridge/freezer. Wall mounted combination boiler for the hot water and heating system, splash back and uPVC double glazed window to side.

BATHROOM

5' 9" x 8' 8" (1.75m x 2.64m)

Fitted with a modern three piece suite comprising of panelled bath with mixer shower over, pedestal wash hand basin and low level, dual flush WC. Tiled to wet areas, ceiling light point, radiator and opaque uPVC double glazed window to side.

BEDROOM

8' 8" x 12' 8" (2.64m x 3.86m)

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

BEDROOM

10' 8" x 12' 10" (3.25m x 3.91m)

Further double room with radiator, ceiling light point and uPVC double glazed window to side.

EXTERIOR

To the rear is space for bins and a parking area if required.

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 expenses.

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.

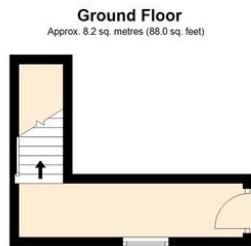
The current Bank of England base rate is 4.00% Interest rate applied: 3% + 4.00% = 7.00%

£500 x 0.0700 = £35.00

£35.00 ÷ 365 = £0.096

9.6p x 30 days outstanding = £2.88





Total area: approx. 84.7 sq. metres (912.1 sq. feet)



Call us on
01229 445004

contact@jhhomes.net
www.jhhomes.net/properties

GENERAL INFORMATION

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: All mains services to include gas, water, drainage and electric

DIRECTIONS:

From our office proceed to County Road. Turn left at the traffic lights from Queen Street and proceed straight ahead at the Tank Square roundabout. After the next lights take the right hand turn into North Lonsdale Road, continue underneath the railway bridge, past Travis Perkins and after both right hand turns onto Steel Street take your next right onto Empress Terrace where the property can be found on the right hand side. The property can be found by using the following 'What Three Words'
<https://what3words.com/surveyed.ombudsman.jaunts>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
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.

