

3 SOULBY HOUSE, CAVENDISH STREET, ULVERSTON, LA12 7AD

£950 pcm

FEATURES

- Town Centre Location
- Ground Floor Apartment
- Two Double Bedrooms
- Kitchen & Bathroom
- Double Glazed & Electric Heating
- Shared Communal Grounds
- Permit On Street Parking
- Sought After Location
- Available Now
- Viewing Essential To Appreciate





1 | 1 | 2 | On Road Parking, Permit Parking

JH Homes

Ground floor two double bedroom purpose built apartment, situated close to the local amenities that Ulverston has to offer. Furnished with the benefit of shared outside drying area and permit on street parking. Electric heating and double glazing throughout. Sorry No Smokers & Pets Considered.

Accessed through a wooden communal door into the communal entrance with rear door to the communal outside space and to the rear the door can be found to the apartment.

ENTRANCE HALL

Wooden door with cupboard for hanging space and shelving, central ceiling light pint and door into:

INNER HALL

Access to all rooms, electric wall mounted radiator, two central ceiling light points.

LOUNGE

15' 6" x 11' 5" (4.72m x 3.48m)

UPVC double glazed window to rear and side, two electric wall mounted radiators, wall mounted electric feature fire, intercom and central ceiling light point.

Door into:

KITCHEN

7' 11" x 7' 6" (2.41m x 2.29m)

Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl stainless steel sink and drainer with mixer tap over. Integrated four ring hob with cooker and grill under, space for dishwasher, space for fridge/freezer and space and plumbing for washing machine. Tiled splash backs, central ceiling light point and extractor.

BEDROOM

11' 9" x 7' 7" (3.58m x 2.31m)

UPVC double glazed window to the rear, wall mounted electric radiator and central ceiling light point.

BEDROOM

11' 9" x 8' 2" (3.58m x 2.49m) to wardrobe

Double room with uPVC double glazed window to rear, bank of cupboards offering shelving and hanging space, further cupboard housing hot water tank and shelving, central ceiling light point and wall mounted electric radiator.

BATHROOM

8' 0" x 6' 8" (2.44m x 2.03m)

Three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and low level, dual flush WC. Tiled splashbacks, towel radiator, extractor and central ceiling light point.

EXTERIOR

To the rear is a communal drying and seating area.

GENERAL INFORMATION

Mains Services: Water, Electric and Drainage

Council Tax Band: B

EPC Grading: D

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 s.

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 4.0%
Interest rate applied: 3% + 4.0% = 7.0%
£500 x 0.0700 = £35.00
£35.00 ÷ 365 = £0.0958
9.58p x 30 days outstanding = £2.88



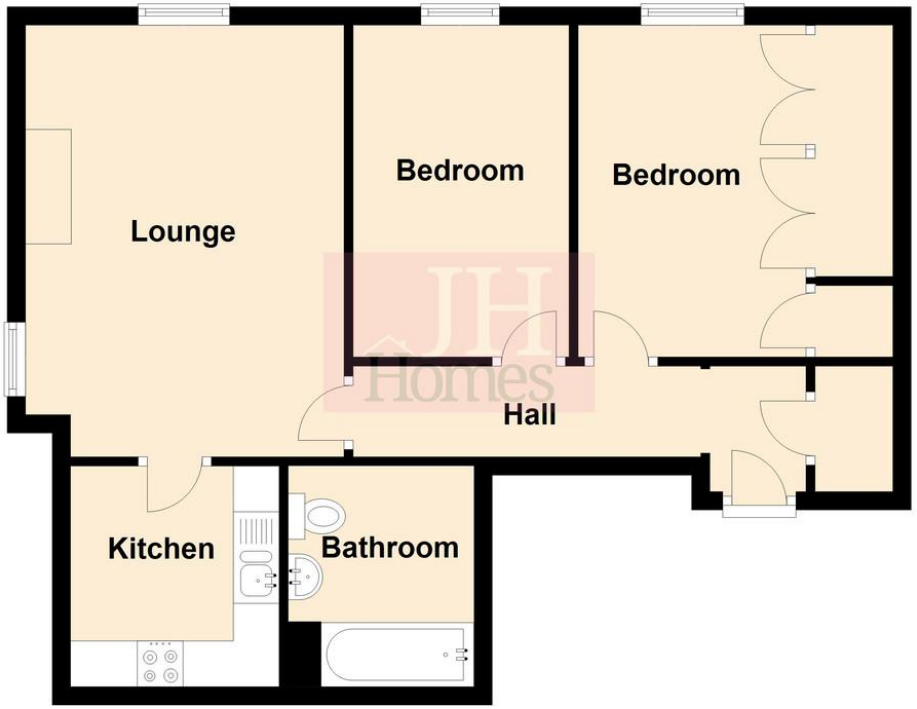






Ground Floor

Approx. 56.3 sq. metres (606.0 sq. feet)



Total area: approx. 56.3 sq. metres (606.0 sq. feet)

Call us on

01229 445004

contact@jhhomes.net

www.jhhomes.net/properties

GENERAL INFORMATION

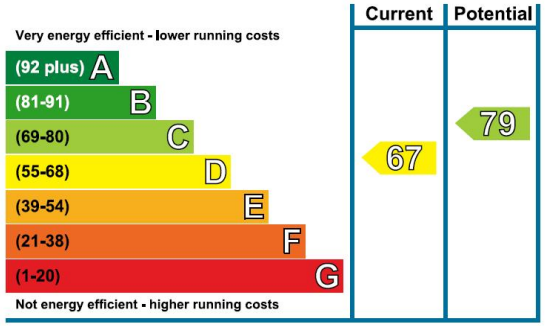
COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

Mains Services: Water, Electric and Drainage

DIRECTIONS:

From our office by foot proceed up towards Ulverston Post Office and the Town Hall, at the round about cross over and proceed down Cavendish Street. The main apartment entrance can be found just a short walk along here on the right hand side.



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.