



**Hackney & Leigh**

Property Sales, Lettings & Conveyancing

## WINDERMERE

**10a Main Road, Windermere, Cumbria, LA23 1DY**

Unfurnished, 2 bedroom first floor apartment in the centre of the village

- newly renovated two bedroom first floor apartment
- Lounge with large bay window
- New Fitted Kitchen & Bathroom
- Unfurnished
- Deposit £1190.00
- Children Considered. Not suitable for Pets
- No Smokers, Sharers or DSS
- Energy Rating Band G
- Council Tax Band C
- Available Now for a minimum of 12 months

**£595 pcm**

Please note there is a £120 application fee per property (which includes the lease fee) and a £20 referencing fee per person. (All figures shown inc. VAT).  
Proof of ID will be required for all applicants.

Ref: WR648



2 Bedrooms



1 Bathroom



1 Living Room

Elleray Corner, College Road, Windermere, LA23 1BU

Tel: 015394 40060 Fax: 015394 43237

email: [windermerelettings@hackney-leigh.co.uk](mailto:windermerelettings@hackney-leigh.co.uk)

**Location:** The property can be found in central Windermere on Main Road above Flames restaurant.

**Services:** The property benefits from mains Electricity, Water and Drainage

**The Tenancy:** The property will be let on a fixed term Assured Shorthold Tenancy for a minimum period of 6 months. There is no provision within the lease for early termination and the tenant is responsible for rent for the whole term.

The tenant is responsible for Council Tax for the tenancy period and for all charges for water and sewerage, gas, electricity, telephone or other utility providers' charges supplied to the tenant during the tenancy.

**Insurance:** It is the tenants' responsibility to insure their own household contents for the term of the tenancy and to have accidental damage cover in respect of the Landlord's property.

**References:** All Applicants will be required to provide satisfactory references i.e. Employer, Current Landlord and 2 Character References. For the Self-Employed, a reference from your Accountant or Solicitor will be required. A Credit Reference will be obtained for each Applicant. Acceptance of References and the offer of a tenancy is at our discretion.

**Tenants Application & Costs:** At the time of applying you will be required to pay an Application Fee of £120 inc VAT per property and the Credit Reference Fee of £20 inc VAT per person either by cash/cheque or debit card. These fees are non-refundable.

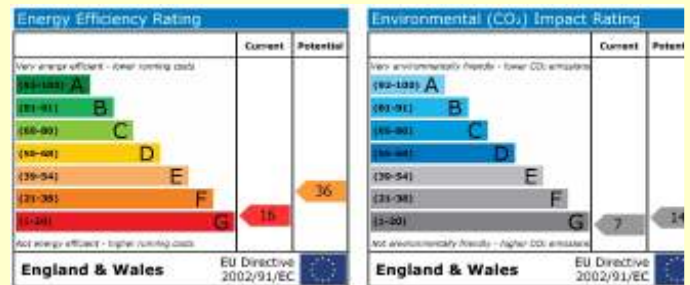
**Deposit & Rent:** The successful Tenant will be required to pay a deposit prior to the start of the tenancy, equal to one calendar month's rent plus £100. This will be held in accordance with the Tenancy Deposit Scheme Regulations and will be re-fundable at the end of the tenancy, subject to the property being left in a satisfactory condition. Rent

is payable on or by each rent day and is payable by Standing Order. One month's rent in advance PLUS the Deposit, is required at the time of signing the agreement. Please Note: It is NOT possible to use the Deposit as Rent for the final month.

**Application Forms:** Are available from Hackney & Leigh's Offices. Each application must be accompanied by payment of the Application Fee and the Credit Reference Fee.

**Viewings:** Strictly by appointment with Hackney & Leigh. Telephone: 015394 40060

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

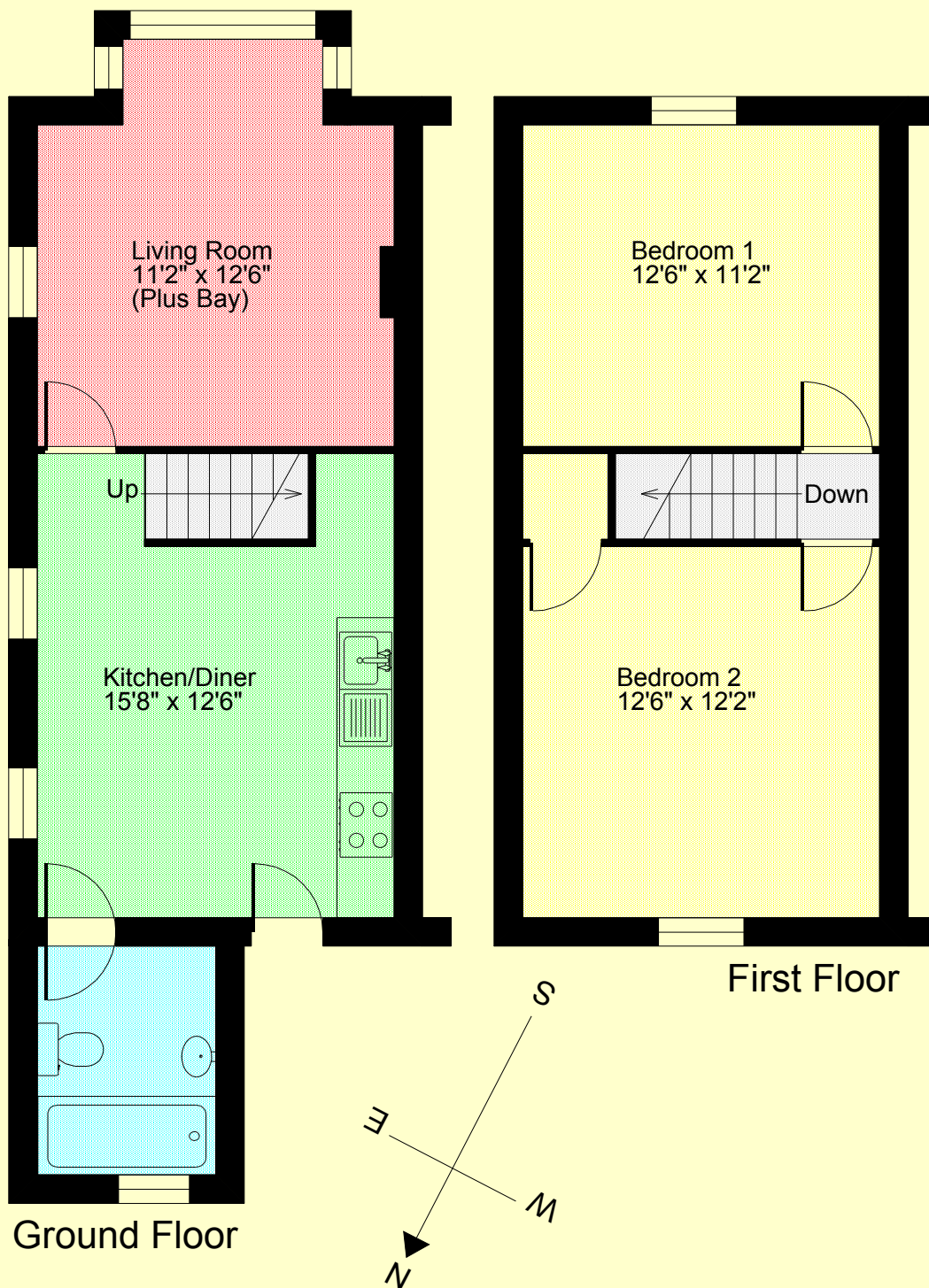




Lounge



Kitchen



Gross internal square footage = Approx 770 Sq Ft

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

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Drawing No. WR648

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.

**Derrick M. Hackney FRICS • John J. Leigh FRICS**

David Capps MRICS • Elaine Bradshaw • Richard Harkness MRICS • Michael Graham FNAEA • Robert Casson FNAEA • Keir Walls