



# GRISDALES

PROPERTY SERVICES



## 1 Hatters Croft, Cockermouth, CA13 9RJ

**£675 Per Calendar Month**

EITHER FURNISHED OR UNFURNISHED

This superb two-bedroom GROUND FLOOR apartment at Hatters Croft offers an excellent opportunity for those seeking a comfortable home in a highly convenient location. Ideally situated just a stone's throw from the town centre, the property enjoys the best of both worlds — close proximity to shops, cafés, and restaurants, yet tucked away from the hustle and bustle of busy streets.

The apartment benefits from a private balcony, providing a lovely outdoor space to relax and enjoy the fresh air. For added convenience, there is allocated off-road parking — a valuable feature in such a central location.

Nestled between the picturesque River Cocker, home to local wildlife including a resident heron, and the Bowling Green, with charming views of All Saints Church, this property offers not only comfort and practicality but also the chance to enjoy the natural beauty of the surroundings.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T: 01900 829 977 | E: [cockermouth@grisdales.co.uk](mailto:cockermouth@grisdales.co.uk)

## WHAT YOU NEED TO KNOW

Electric heating.  
Single glazed windows

## COMMUNAL ENTRANCE HALL

With door giving access into:

### INNER HALLWAY:

10'9" x 9'10" (3.28 x 3.02)

With tiled floor.

## OPEN PLAN ROOM



A super "L" shaped room providing good living space. Tiled floor.

## LOUNGE AREA

18'11" x 11'10" (5.77 x 3.61)



With television point and door onto the balcony.

## DINING AREA

8'0" x 7'7" (2.45 x 2.33)



With window onto the bowling green/front. Opening into kitchen

## KITCHEN

8'0" x 7'7" (2.45 x 2.33)



Well fitted with a range of base and wall units in natural wood effect with worktop over and tiled splashback. Includes integrated electric oven, electric hob and extractor fan over. 1.5 bowl stainless steel sink with mixer tap over, plumbing for washing machine and space for fridge.

## BEDROOM 1

10'9" x 8'8" (3.28 x 2.66)



Double room overlooking the river. Built in wardrobe.

## BEDROOM 2

9'5" x 8'0" (2.89 x 2.45)



Double room overlooking the bowling green with built in wardrobes.

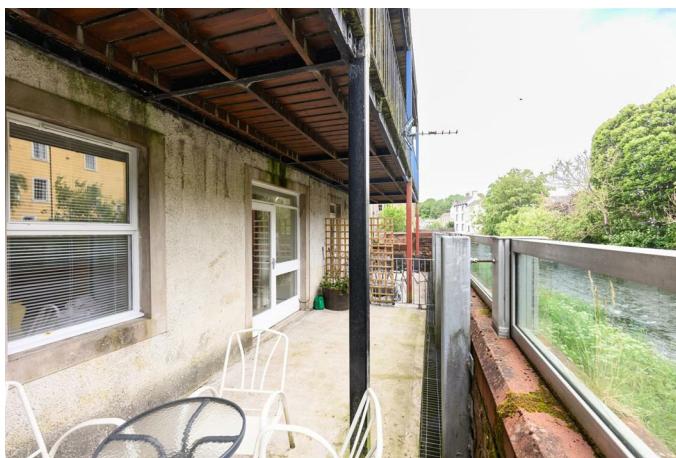
## BATHROOM

7'1" x 6'0" (2.18 x 1.85)



With bath and shower over, wash basin and w.c.

## BALCONY



There is a covered balcony which is accessed from the lounge.

## PARKING

There is allocated parking for 1 car within the car park.

## DIRECTIONS

From the Main Street proceed up Challoner Street and at the top turn left into South Street. Continue along here to the bridge and then turn left into Croftside and Hatters Court can be found on the right hand side with parking being at the end.  
W3w: //rectangular.samples.snap

## COUNCIL TAX - CUMBERLAND

Cumberland Council (01228 606060) advise that this property is in Tax Band A.

## THE RENT

Rent is paid on a calendar monthly basis, in advance, and excludes charges for Services, Council Tax etc.

## THE 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.

Alternatively, ask Grisdales about the ZERO DEPOSIT GUARANTEE which is available for this property (subject to conditions). Costs are a set up fee of £49 and a payment equivalent to one weeks rent. After that there is an annual renewal fee of £17.50 paid to Zero Deposit.

## 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 £155.

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, Grisdales 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 Grisdales.

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.

## THE TENANCY

The property is offered on a 6 month Assured Shorthold Tenancy.

## WHO WILL LOOK AFTER THE PROPERTY?

The property will be managed by your landlord.

## 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 Grisdales 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 Grisdales. The application form is on our website – please go to [www.grisdales.co.uk](http://www.grisdales.co.uk), Tenants, Tenancy Application form. Please complete this form electronically and once we have received it we will discuss your application with the landlord and then arrange a viewing of the property. If the landlord decides to proceed with your application and requests that you are referenced you will need to complete a further online application form for Goodlord, our reference provider. References will then be carried out which can take up to 7 days.

## PROOF OF IDENTITY

When you apply for a property to rent through Grisdales, 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

## WHAT HAPPENS NEXT?

Please see our website for further information.

## MORTGAGE ADVICE

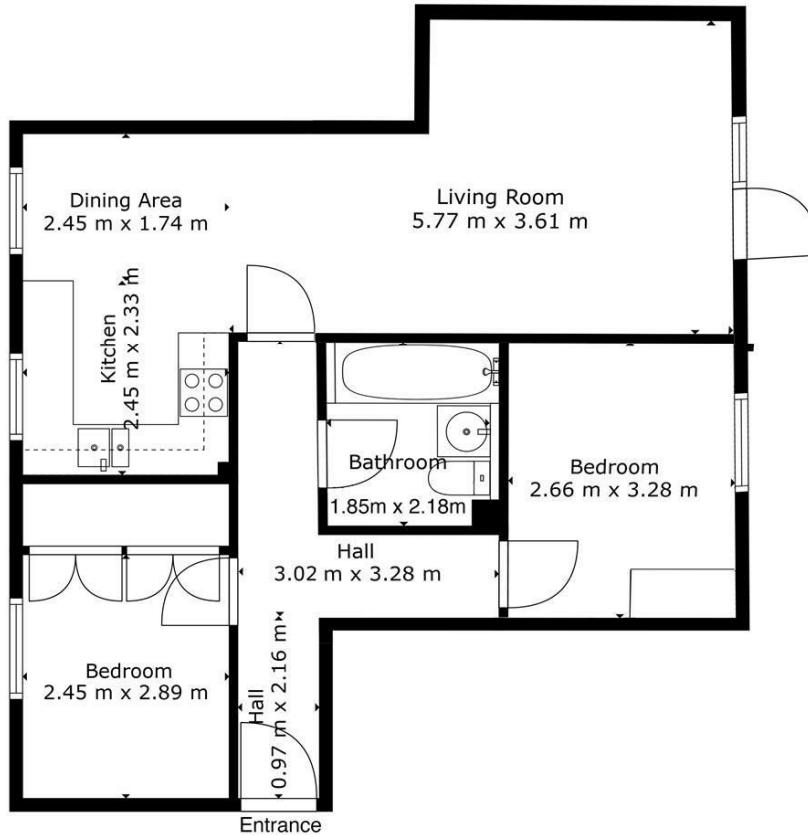
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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

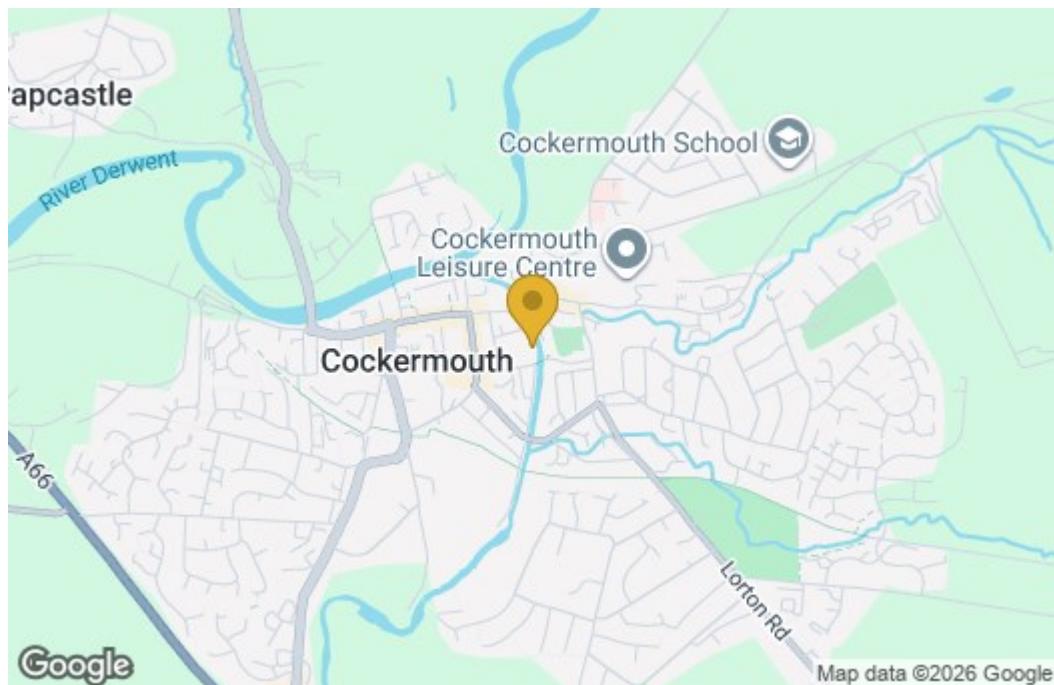
up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## Floor Plan

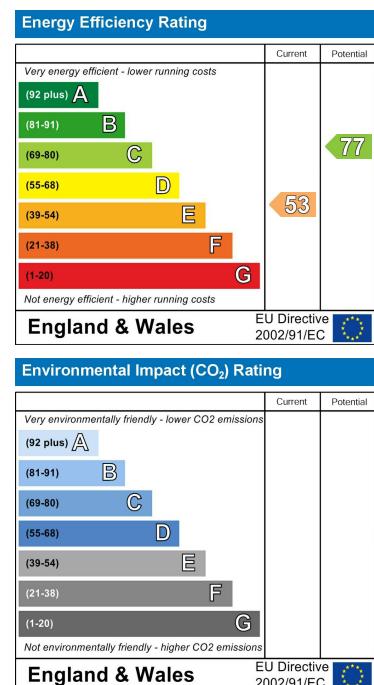


Measurements Are For Guidance Only.

## 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.

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