



Ambleside

£1150 pcm

1 Millans Terrace
Ambleside
Cumbria
LA22 9AF

Unfurnished, 3 bedroom, end terrace traditional Lakeland stone property. Newly decorated with new carpets/flooring throughout. Tucked away but with off road parking and within easy walking of the village of Ambleside.

- 3 Double sized bedrooms
- Fitted kitchen with small utility and ground floor W/C
- 1 Reception room
- Modern bathroom
- Lovely views of Wansfell from top bedroom
- Small rear garden
- No Pets, sharers, or smokers
- Modern electric night storage heater
- Council tax band D
- Available soon

Property Ref: AMR1014





Kitchen

Location: Millans Terrace is a row of Lakeland Terraced houses tucked away from the main thoroughfare. From Compston Road take a left turn at Zeffellis and follow the road onto Milland Park. Millans Terrace is the first private road as you enter the one-way system on Millans park.

What3Words: ///loaf.limbs.garlic

Furnishings: This property is offered unfurnished but includes an integrated oven, hob, fridge and freezer plus plumbing for a washing machine.

Services: Mains Electric, Gas, Water (Metered or Unmetered) and Drainage. **Internet Speed:** <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&upm=100110695355>

Viewings: Strictly by appointment with Hackney & Leigh.

Ongoing Tenancy Management: Upon tenancy commencement the property will be directly managed by the landlord.

Applying for a Tenancy: Tenancy Application Forms are available from any Hackney & Leigh office, on our website and will be e-mailed automatically following a viewing to the e-mail address provided. An application form should be completed for any intended occupants aged 18 yrs and above. Upon acceptance of an application the payment of the Holding Deposit (one week's rent) is required, payable either by debit or credit card or bank transfer. This is paid to reserve the property and will be held by us for a period of 15 days unless we agree otherwise.

All adults of 18 yrs and over who will be living at the property will be asked to provide evidence of nationality and identity to validate their "Right to Rent" under the Immigration Act 2014.

Referencing: All applicants will be required to provide satisfactory

references e.g., employer, current landlord and two-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.

The Tenancy: The property will be let on a fixed term Assured Shorthold Tenancy for an initial period of 6 months. There is no automatic 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/service providers' charges supplied to the tenant during the tenancy.

Deposit & Rent: The successful Tenant will be required to pay a deposit (equal to a maximum of 5 weeks rent depending on the property). 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 after the APT has been signed, but prior to the tenancy start date and keys being released. *Please Note: It is NOT possible to use the deposit as rent for the final month.*

Pets: An applicant is required to advise if they have pets, and their application must be fairly considered. Pets may not be acceptable for a number of reasons including allergies/medical reasons, conditions within the property lease, lack of outside space, communal grounds or close proximity to a main road. If a pet is accepted the landlord is permitted to request that the tenant has the relevant pet insurance in place in order to protect the property.

Insurance: It is the Tenants' responsibility to insure their own possessions. Tenants are strongly advised to take out accidental damage cover in respect of the Landlord's property and contents.

For a Viewing Call 015394 40060



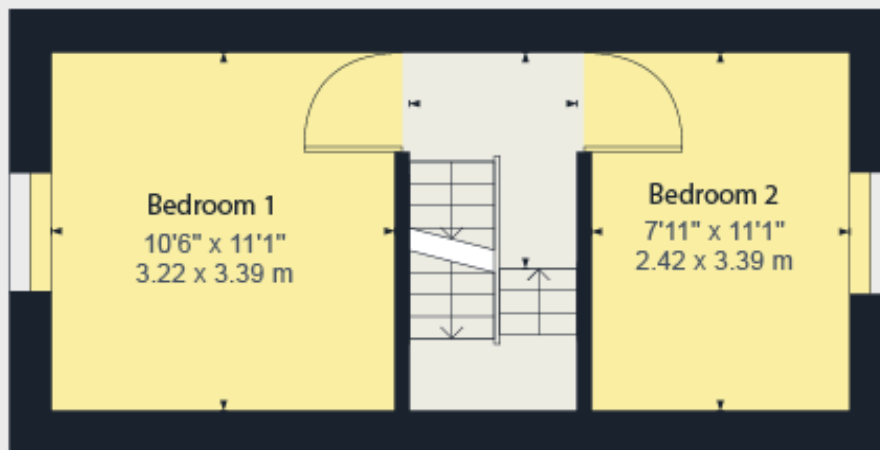
Lounge



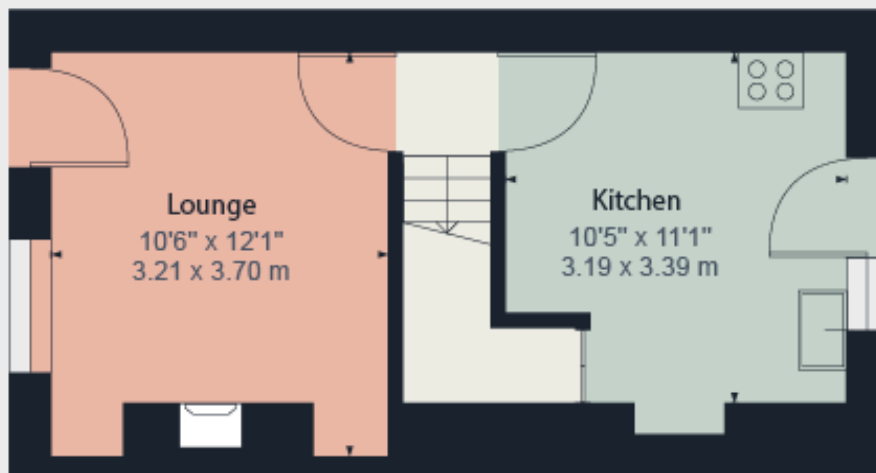
Top Bedroom



Second Floor



First Floor



Ground Floor

Approximate total area
765.93 ft²
71.16 m²

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Property particulars and appointments to view are provided on the understanding that all negotiations are conducted through Hackney and Leigh Ltd. This information is provided for general guidance only. It does not form part of any contract or agreement and no guarantee of accuracy is given. Prospective tenants should make their own enquiries as to the suitability or otherwise of the property. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being let or withdrawn. Please contact us to confirm the property's availability, especially if travelling some distance.