



# GRISDALES

PROPERTY SERVICES



## 8 Skiddaw Heights, Cockermouth, CA13 0XH

**£650 Per Calendar Month**

Looking for an apartment - tired of seeing town centre accommodation with all its hustle and bustle, parking restrictions and lack of space...then, come along and have a look at Skiddaw Heights in Brigham. Just 3 miles / 10 minutes drive from Cockermouth and situated in the popular village of Brigham, Skiddaw Heights offers leafy surroundings with views opening up towards the Church, standing in its own grounds with on site car parking.

Step inside and you will find very contemporary space with an attractive open plan living area including stylish kitchen, a white and chrome finished bathroom set against stone coloured ceramic tiling and two good bedrooms.

The best of both worlds.....stylish, modern day living in a quiet, yet convenient, village setting.

Helping you find your perfect new home...

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

18 South Street, Cockermouth, Cumbria, CA13 9RT | T: 01900 829 977 | E: cockermouth@grisdales.co.uk

## THIRD FLOOR (FRONT ELEVATION):

Access via a communal door to third floor level.

### ENTRANCE HALL

With useful utility cupboard.

### LOUNGE/KITCHEN

17'1" x 16'10" (5.21 x 5.14)



Patio doors to Juliette balcony and kitchen fitted with a range of base and wall units including stainless steel sink, electric oven and hob, plumbing for washing machine and space for fridge freezer

### BEDROOM ONE

13'1" x 8'6" (3.99 x 2.60)



Double room

### BEDROOM TWO

8'6" x 13'4" max (2.60 x 4.07 max)



Double room

## BATHROOM

9'3" x 5'5" min (2.82 x 1.67 min)



With bath and shower over wash hand basin and wc, tiled floor and part tiled walls

## EXTERNALLY

Small private patio area and use of communal gardens.

## FACILITIES

Gas central heating

## DIRECTIONS

From Cockermouth take the A66 in a westerly direction and at the Brigham/Broughton turn take the left turn to Brigham and follow the road up passing the church and as the road bears right Allerdale House can be found in front of you.

## THE RENT

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

## THE CONSUMER PROTECTION REGULATIONS 2008/VIEWINGS

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. This is particularly important if you are contemplating travelling some distance to view the property.

## 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.

## HOLDING DEPOSIT

Grisdales take a Holding Deposit from a tenant to reserve a property. This is one week's rent and for this property this will be £150

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?

For peace of mind, the property will be managed by Grisdales.

## 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.

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.

It is recommended that you hold adequate insurance to protect against accidental damage caused by the Tenant to the Landlord's Fixtures and Fittings at the premises as described in the Inventory. You should also consider insuring your own possessions. Please speak to Grisdales for further information.

## 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 to speak with 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. If the landlord decides to proceed with your application you will be offered a viewing and, if successful, request that you are referenced. You will need to complete a further on-line application form for Goodlord, our reference provider. References will then be carried out which can take up to 7 days.

## WHAT HAPPENS NEXT?

Please see our website for further information.

## PROOF OF IDENTITY

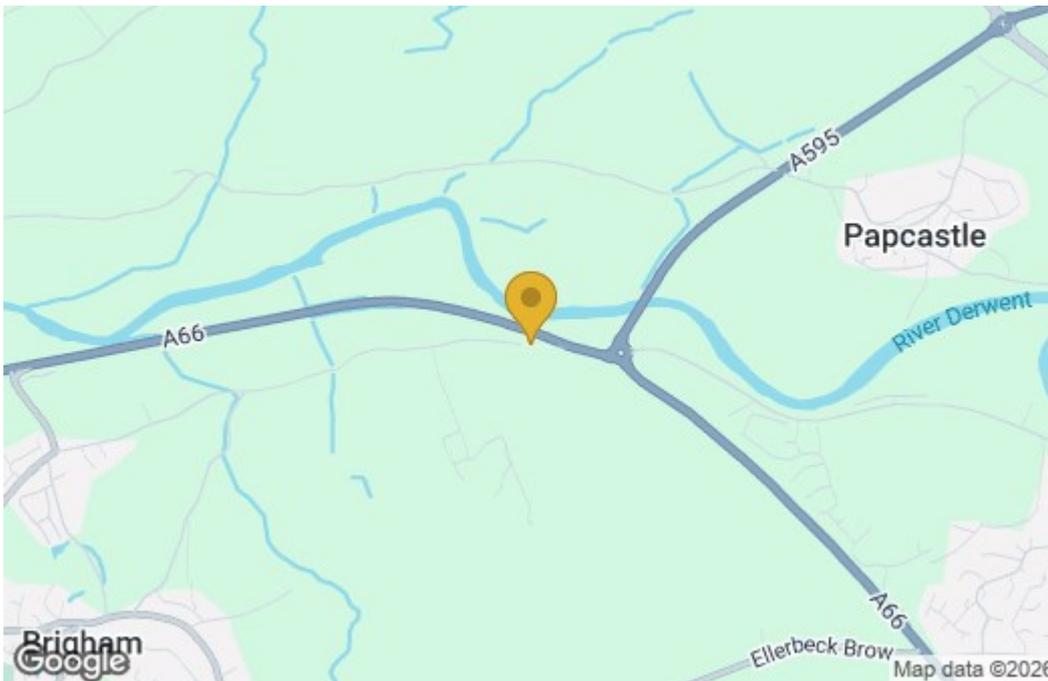
When you apply for a property to rent through Grisdales, you will be required to PERSONALLY provide identification in its ORIGINAL format.

This can be in the form of:

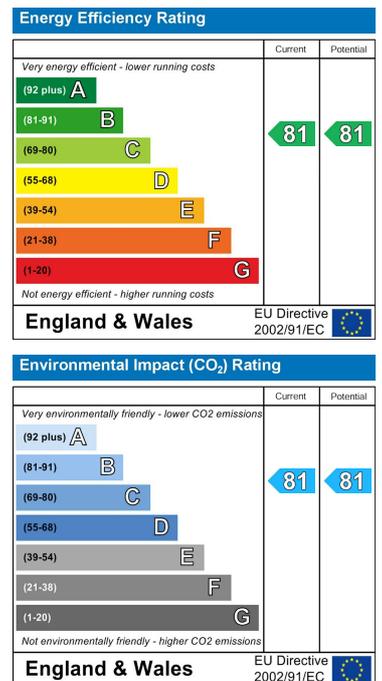
- Valid passport
- Valid photo card driving licence
- National Insurance Certificate
- Firearms Certificate
- Birth Certificate

## Floor Plan

## 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.