



20 The Willows, Egremont, CA22 2HT

£425 Per Calendar Month

ONLINE VIEWING AVAILABLE What a fantastic spacious first floor three bedroomed apartment we have, located on the outskirts of Egremont Town Centre, easy commute to Sellafield plus within ten minutes drive you can be strolling along the beach at St Bees Head or exploring the the Western Lakes and Fells ... location ... perfect!

Look inside and you will be hit with a sense of space in virtually all of the rooms plus the views of the fells are amazing whether its entertaining in the kitchen diner, relaxing in the spacious lounge or waking up in the morning in the large double master bedroom. The apartment has a modern bathroom suite and two further bedrooms or you may wish to use one as a study/computer room ... the choice is yours. The flat has its own separate garden/outside space and is available NOW .. call us on 01946 693931 to enquire.

PORCH AREA

Access is via a white uPVC double glazed door into ground floor porch area which has laminate flooring, storage area, inner door into:

ENTRANCE HALLWAY

The entrance hallway has a white uPVC double glazed window overlooking the side of the property and side garden, laminate wood flooring, stairs to first floor.

FIRST FLOOR STAIRS & LANDING

Stairs to first floor which has a uPVC double glazed window overlooking the side of the property and side garden, ceiling coving, hatch providing access to roof space, wall mounted electric heater, door leading to spacious storage cupboard which has slatted shelves, door leading to inner hall:

LOUNGE

15'00" x 12'11" (4.57 x 3.94)



UPVC double glazed picture window overlooking the front aspect of the property offering superb views over fells, open countryside and Egremont, wall mounted electric panel heater, wall mounted storage heater, television aerial lead, ceiling coving, open archway leading to inner hallway, door leading to:

MASTER BEDROOM

12'11" x 10'04" (3.94 x 3.15)



Fitted with a range of floor to ceiling wardrobes offering clothes hanging rails and shelving, wall mounted electric heater, uPVC double glazed picture window overlooking the front aspect of the property with superb views over the fells, open countryside and Egremont, ceiling coving.

INNER HALLWAY

Ceiling coving, doors leading to:

BEDROOM

10'08" x 8'05" (3.25 x 2.57)



UPVC double glazed window overlooking the side of the property, ceiling coving, wall mounted electric panel heater.

BEDROOM

6'11" x 6'10" (2.11 x 2.08)



UPVC double glazed window overlooking the side of the property and side garden, ceiling coving, laminate wood flooring, wall mounted electric heater.

BATHROOM

11'05" x 6'04" (3.48 x 1.93)



Spacious bathroom fitted with a three piece white suite incorporating bath with chrome taps plus a Mira fitted shower over, pedestal wash hand basin with chrome mixer tap over, low level w.c, two uPVC double glazed windows inset with frosted glazed panes, fitted bathroom furniture providing storage, laminate worktop surface, fully tiled walls, fully tiled floor.

KITCHEN/DINER

9'00" x 12'11" (2.74 x 3.94)



Fitted with a range of modern wall and base units which has laminate worktop surfaces inset with single bowl sink and drainer stainless steel unit with chrome mixer tap over, tiled splashbacks, fully tiled floor, extractor fan, plumbing for washing machine, space for table, uPVC double glazed window overlooking the side aspect of the property offering superb views over fells, open countryside and Egremont, Stoves freestanding cooker with double oven/grill and four ring hob, cooker point.

EXTERNALLY



There is a covered porch area with tiled floor, concrete paved areas running all around the property, shared patio/concrete area to the side offering lovely views, generous garden to the side of the property. Although there is no allocated parking with the apartment there is plenty of off-road parking in front of the apartment.

FACILITIES

Heating is by way of a mixture of storage and electric heaters.

DIRECTIONS

From Whitehaven travel south on the A595 passing Bigrigg. Continue ahead at the Clintz Road roundabout and at the East Road roundabout turn right onto Egremont Main Street. At the market place turn right and right again onto Bay Barrow Road, continue forward on that round travelling out of Egremont towards St Bees. Turn left onto Ashlea Road then right onto The Willows. No 20 is a first floor apartment and can be identified by the Grisdale For Let sign.

THE RENT

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

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.

THE TENANCY

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

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.

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, 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 and requests that you are referenced you will need to complete a further on-line application form for Homelet, our reference provider. References will then be carried out which can take up to 7 days.

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 £92.00

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.

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

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. 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 an FREE appointment to discuss this plan with Lewis Morgan, our Protection Specialist.

WHAT HAPPENS NEXT?

Please see our website for further information.

MORTGAGE ADVICE BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

Mortgage Advice Bureau Doing what's right for you.
Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. To find out how we can help you realise your dreams, just call your nearest Grisdales office.

COVID-19 VIEWING GUIDELINES

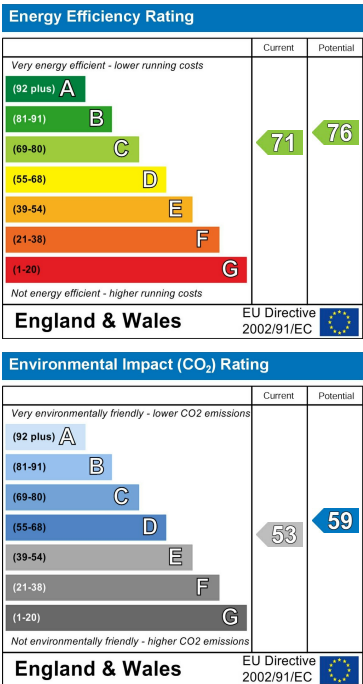
Covid restrictions have been reduced in recent months but we are still conscious that we, and prospective purchasers/tenants, are entering our clients' homes. With this in mind, we would ask that masks are still worn wherever possible. We would also ask that you notify us, prior to any appointment, if you are displaying any symptoms of Covid 19 so that the appointment can be re-arranged.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.