GRISDALES
PROPERTY SERVICES

9 Albert Terrace, Whitehaven, CA28 6AA

£950 Per Calendar Month

PLEASE APPLY ON OUR WEBSITE

With recently fitted bathroom and kitchen, this property offers modern and light accommodation throughout.
Set over three floors, this property provides ample living and storage space.
Located just a short stroll away from the centre of Whitehaven and all the amenities the town has to offer, this fabulous home is available now.

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: whitehaven@grisdales.co.uk

ENTRANCE HALL
Laminate wood flooring, double glazed door, radiator.

LOUNGE/DINER
10'11" x 22'11" (3.323 x 6.995)

Two double glazed windows, two radiators, laminate wood flooring, fireplace with electric fire, under stair cupboard.

KITCHEN
6'10" x 9'8" (2.083 x 2.934)

RECENTLY FITTED KITCHEN: With a range of grey wooden wall and base units with complementary work surfaces and matching splashback, electric oven and hob, extractor hood, inset stainless steel sink unit. Double glazed window, double glazed door to rear yard.

BATHROOM
6'11" x 10'0" (2.114 x 3.044)

Four piece suite comprising of large shower cubicle, W.C, wash hand basin with underneath storage unit, bath. Double glazed window, radiator. Wall mounted boiler.

BEDROOM ONE
11'2" x 11'1" (3.391 x 3.372)

Double in size, double glazed window, radiator.

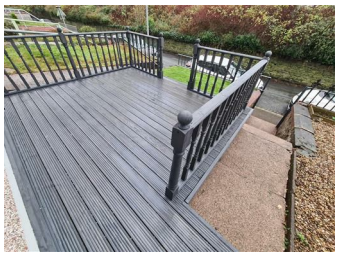
BEDROOM TWO
10'7" x 11'10" (3.234 x 3.617)

Double in size, front aspect double glazed window with sea views, radiator, large built in wardrobes.

BEDROOM THREE
12'10" x 20'0" (3.917 x 6.086)

Attic, double in size, two velux windows, radiator, eaves storage.

EXTERNALLY



There is an enclosed yard to the rear of the property. To the front there is a small garden with decked area. Parking is by way of on street parking.

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 £219. 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?
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.

WHAT HAPPENS NEXT?
Please see our website for further information.

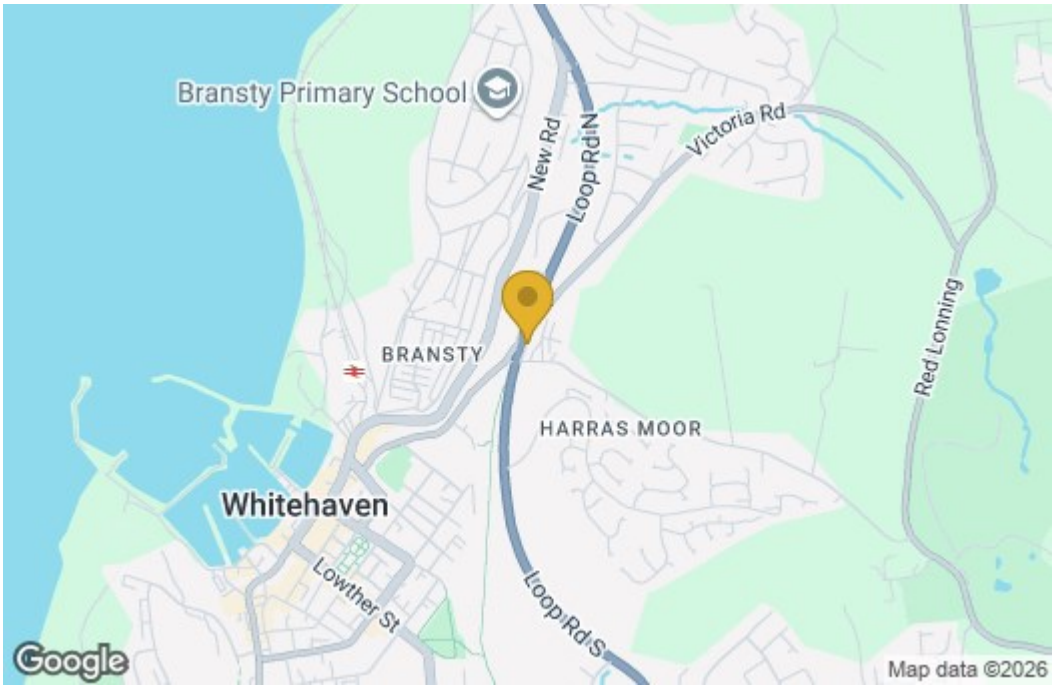
MORTGAGE ADVICE
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the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

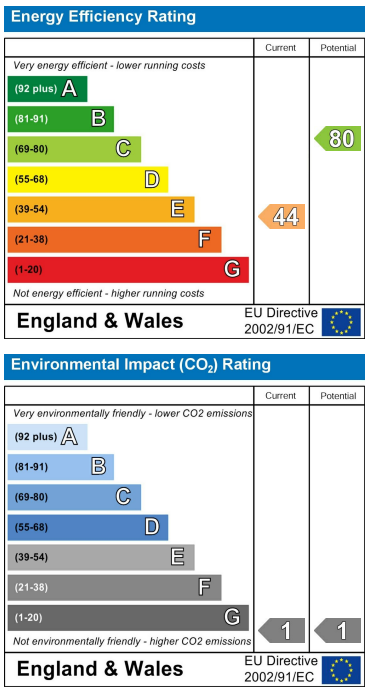
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

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.