GRISDALES
PROPERTY SERVICES

11A Strand Street, Whitehaven, CA28 7LF

£650 Per Calendar Month

PLEASE APPLY VIA OUR WEBSITE Available Late July.... Situated in the heart of Whitehaven town center, a stones throw away from the picturesque marina and everything you need on the doorstep including excellent links to public transport and local services! This property has 2 double bedroom, a generous sized lounge and a modern kitchen and bathroom.

ACCOMMODATION

COMMUNAL ENTRANCE
Stairs to first floor Apartment A entrance is on the left hand side.

APARTMENT A
Stairs to second floor - property hallway, intercom telephone system, 2 radiators, 2 velux ceiling windows, storage cupboard and doors leading to;

KITCHEN
12'9" x 12'3" (3.904 x 3.736)


A range of wall and base units with complimentary work surfaces and splash back, inset stainless steel sink unit, Integrated electric oven with gas hob and extractor hood, washing machine, space for a condenser tumble dryer, dishwasher, integrated fridge/ freezer, table with matching bar stools, storage cupboard, 2 windows with partial harbour views, radiator

BATHROOM
8'10" x 5'7" (2.708 x 1.718)

W.C, wash hand basin, bath with over head shower, ladder style radiator

BEDROOM 1
13'8" x 9'10" (4.182 x 3.017)

Double in size, velux window, built in storage cupboard, radiator

BEDROOM 2
13'6" x 9'8" (4.131 x 2.953)

Double in size, wardrobe, velux window, radiator

LOUNGE
16'11" x 15'3" (5.169 x 4.672)

Electric wall mounted fire, TV unit, 2 windows, velux skylight window, 2 radiators

FACILITIES
The property is heated by gas central heating with a wall mounted fire in the lounge
The meters can be located in boxes on the front of the property

DIRECTIONS
The property is best approached by heading from the Grisdales office on King Street, walking towards Costa Coffee and turning left. Turn immediately right and the property can be found about half way down on the right hand side.

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.

L07 THE TENANCY
The property is offered on an Assured Periodic 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 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

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 with Lewis Morgan, our Protection Specialist.

WHAT HAPPENS NEXT?

Please see our website for further information.

MORTGAGE ADVICE

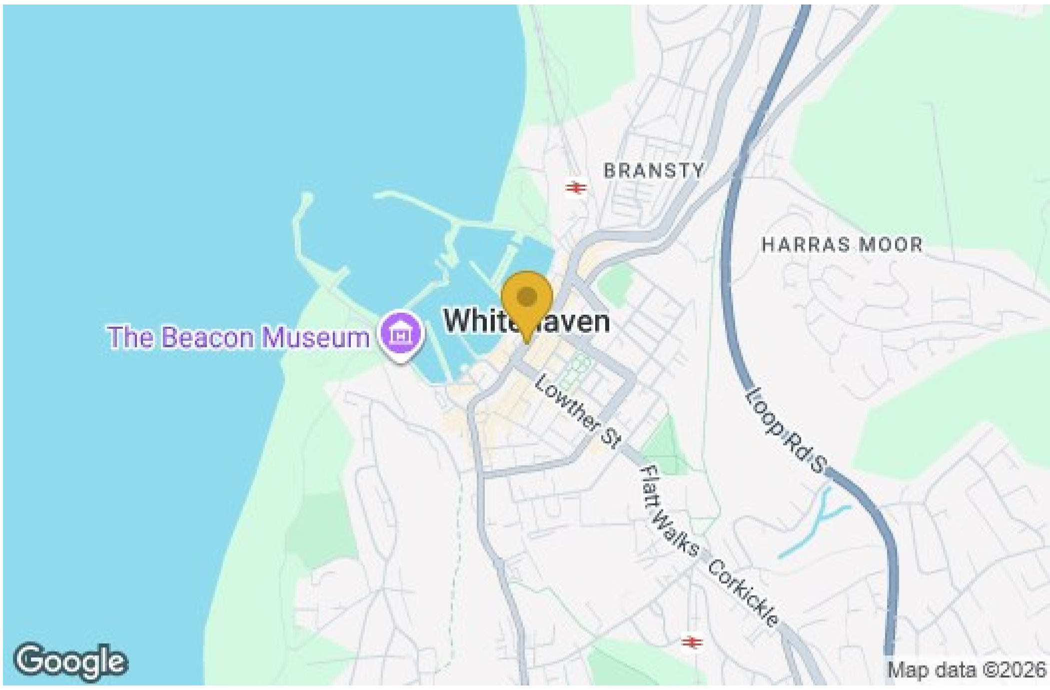
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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