

**22a Chapel Street, Whitehaven, CA28 7AX**

**£600 Per Calendar Month**

PLEASE APPLY VIA OUR WEBSITE

If your looking for a base in the centre of town, then this modern apartment will be right up your street.

Located in the centre of the historic harbour town of Whitehaven. This one bedroomed property is beautifully presented throughout and has all the towns amenities literally on the doorstep.

It has an open plan lounge/ kitchen with integrated appliances, modern fully fitted shower room and a double bedroom with built in storage cupboard.

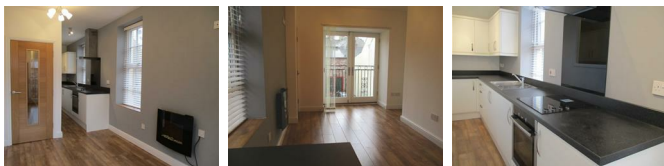
## ENTRANCE HALL



Electric wall heater, intercom telephone, laminate wood flooring and a built in storage cupboard.

## OPEN PLAN LOUNGE/KITCHEN

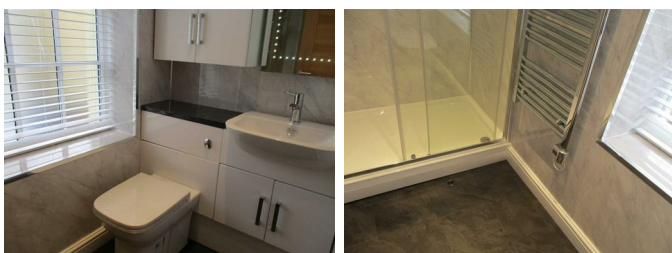
26'9" x 10'1" (8.156 x 3.078)



Two double glazed windows and double glazed French doors with a Juliet balcony. Laminate wood flooring, TV point, electric fire and a range of wall and base units with complementary work surfaces. Stainless steel electric oven, ceramic hob with extractor hood, inset stainless steel sink unit, integrated washer-dryer and integrated fridge-freezer.

## SHOWER ROOM

8'11" x 3'11" (2.712 x 1.187)



Double glazed window, large shower cubicle, stainless steel ladder radiator, wash hand basin and WC built into a vanity unit, extractor fan, bathroom cabinet and wall mounted mirror with built in lighting.

## BEDROOM

10'6" x 11'6" (3.200 x 3.507)



Double bedroom with double glazed window, electric radiator, TV point and built in storage cupboard.

## EXTERNAL

Parking is by on street parking on nearby streets with residents permits available from Copeland Borough Council.

## DIRECTIONS

Town centre property best reached on foot. From Lowther Street turn left and continue down Lowther Street. You will then need to take the third road to the left onto Chapel Street. The property can be found above a hairdressers further along this street on the right hand side with a number 22 on the door.

## FACILITIES

Heating is by way of electric wall heating with an electric fire in the lounge.

## 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.

## COUNCIL TAX

Copeland Borough Council (0845 054 8600) advise that this property is in Tax Band A.

## THE TENANCY

The property is offered on an Assured Shorthold Tenancy.

## 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 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 £138

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, Grisdals 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 Grisdals.

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.

### **WHO WILL LOOK AFTER THE PROPERTY?**

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

### **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.

### **NOTES TO BROCHURE**

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.

### **PROOF OF IDENTITY**

When you apply for a property to rent through Grisdals, you will be required to provide identification. This can be in the form of:

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

### **VIEWING ARRANGEMENTS**

To view this property, please contact us on 01946 693931.

### **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.

### **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 Grisdals 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.



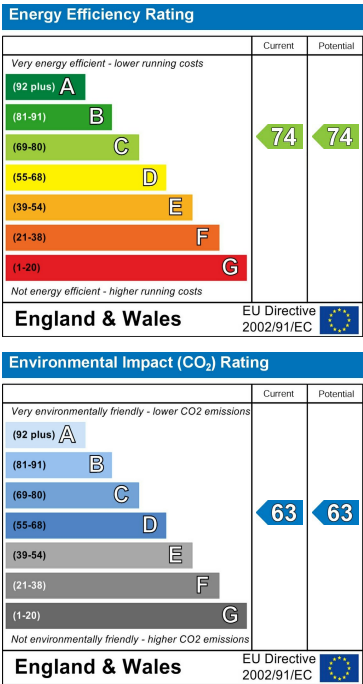
Floor Plan



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.