



# GRISDALES

PROPERTY SERVICES



## 12 Waters Edge Close, Whitehaven, CA28 9PE

**£750**

PLEASE APPLY ON OUR WEBSITE

How do you fancy being the envy of all your friends??? If this sounds appealing to you then this property might be just what you looking for.. This stylish two bedroomed first floor apartment enjoys a fantastic open plan lounge/kitchen area with sea views and a sleek fully fitted kitchen... making it an ideal space for entertaining. There are also two double bedrooms one of which has its own en-suite, two designated parking spaces and a communal garden.

Here is the best part... this apartment is AVAILABLE NOW!

Helping you find your perfect new home...

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

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

## THINGS YOU NEED TO KNOW

The property benefits from, mains water and drainage, Gas central heating and double glazing throughout.

## ENTRANCE



Communal entrance with staircase to first floor flat.

## HALLWAY

Intercom system, radiator, large storage cupboard housing the boiler.

## LOUNGE

14'11" x 11'10" (4.56 x 3.61)



Front aspect double glazed window with sea views, two radiators, telephone and TV points. Open plan, into:

## KITCHEN

12'8" x 10'0" (3.88 x 3.07)



Range of cream gloss wall and base units with complementary worksurfaces, chrome inset sink and drainer unit, integrated gas hob and electric oven with overhead chrome extractor fan, breakfast bar seating area, double glazed door leading out onto balcony.

## BEDROOM ONE

13'11" x 10'7" (4.26 x 3.25)



Rear aspect double glazed window, radiator, double in size.

## EN SUITE SHOWER ROOM



Three piece suite comprising of walk-in shower, WC, sink. Radiator, grey wall tiling, wall mounted vanity mirrored unit, shaving points.

## BEDROOM TWO

10'8" x 9'9" (3.27 x 2.99)



Double in size, rear aspect double glazed window, radiator.

## BATHROOM

6'11" x 5'4" (2.12 x 1.63)



Three piece suite comprising of bath with tap shower, WC, sink. Radiator, grey wall tiling, wall mounted vanity mirrored unit.

## EXTERNALLY



Parking is within a private residents parking area.

## DIRECTIONS

Following the one way system around Whitehaven get into the middle lane next to the Police Station. Continue ahead at the traffic lights, at the bottom of Irish Street turn left onto Preston Street. Pass "Asda" and as the road splits take the middle road and travel up the hill passing the school on the right hand side. Continue up the hill and follow the road around to left. You will see the Story Homes office a show house further along on the right hand side take the junction right before reaching this. Take the first road on the left and the property can be found on the right hand side.

## COUNCIL TAX

We have been advised by Cumberland Council (01946 598300) that this property is placed in Tax Band B.

## 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](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 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.

## 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 £173.00.

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.

Or

The property will be managed by your landlord.

Or

The property will be managed by your landlord but you will pay rent to 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.

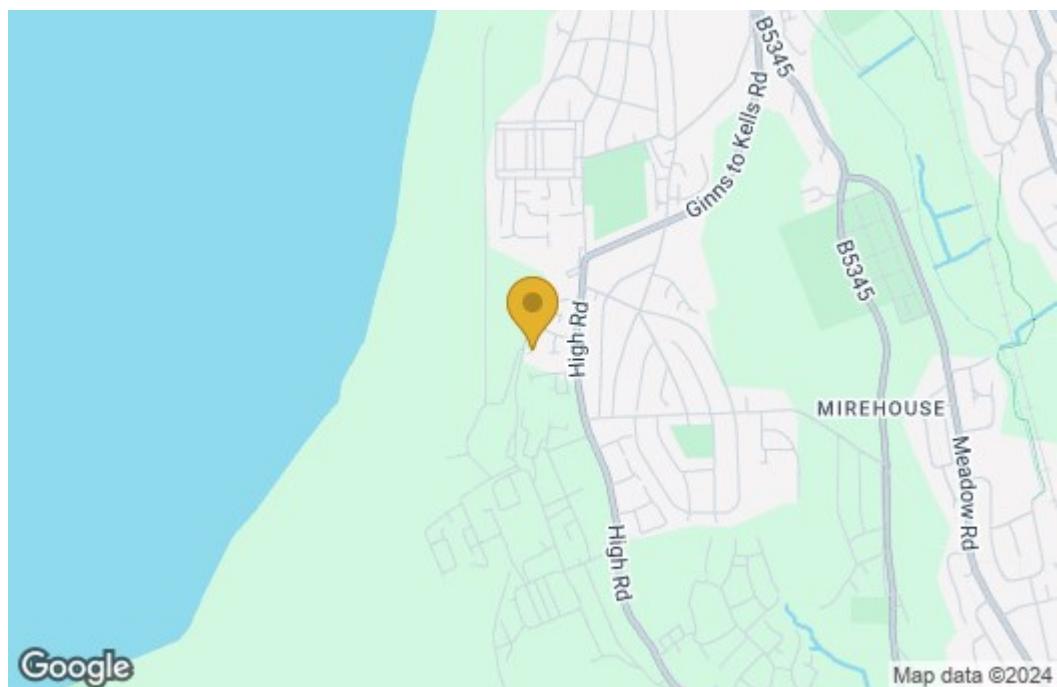
The Landlord will not be responsible for any damage caused to your belongings unless it is caused by an act or omission by the Landlord or Agent, which invalidates any insurance you do have.

## **RENTAL PROTECTION PLAN**

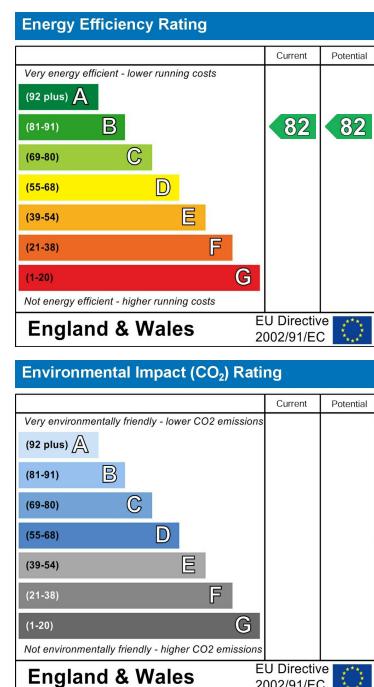
Have you ever thought how you'd cover the cost of your rent if you were to become ill or injured and were unable to work? – Taking out Rental Protection Plan is a great way to protect yourself, or the ones you love, should the unexpected happen during the length of the plan – Ask for a FREE appointment to discuss this plan with Kirsty, our Protection Specialist.

## 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.