GRISDALES
PROPERTY SERVICES

14 Fletcher Close, Cockermouth, CA13 0HB

£695 Per Calendar Month

Welcome to your bright and sunny new home!

This beautifully presented first floor two-bedroom apartment has been freshly updated with new décor and carpets, offering a clean, modern space that's easy to maintain and ideal for comfortable living. Tucked away in a quiet development yet conveniently close to the town centre, the property benefits from allocated parking and access to a shared courtyard garden.

You'll also find a fantastic selection of nearby shops, cafés, restaurants, and bars, along with sports facilities, green park spaces, and riverside walks—all adding to the appeal of this well-located home.

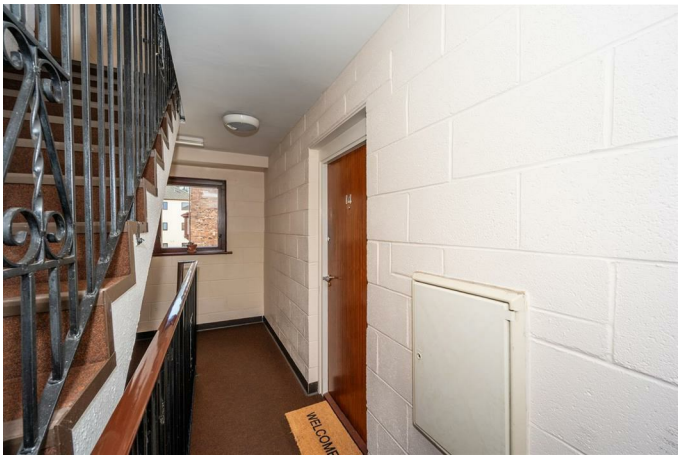
Come and see it for yourself and make it your next place to call home.

18 South Street, Cockermouth, Cumbria, CA13 9RT | **T:** 01900 829 977 | **E:** cockermouth@grisdales.co.uk

WHAT YOU NEED TO KNOW

UPVC double glazing
Electric heating - Economy 7 storage heaters

COMMUNAL ENTRANCE HALL



With stairs to first floor level.

ENTRANCE HALLWAY

With cupboard and doors to all rooms

LOUNGE

With television point.

KITCHEN

Fitted with a range of base and wall units in cream with wood effect laminate worktop over and including stainless steel sink and mixer tap, integrated electric oven with hob and extractor fan over, plumbing for washing machine and fridge/freezer. Wood effect flooring.

BEDROOM 1

Double room with cupboards.

BEDROOM 2

Double room.

BATHROOM

With bath and shower over, wash basin and w.c. Heated towel rail.

EXTERNALLY

There is allocated parking for one car within the development. Visitor parking is also available.

DIRECTIONS

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band A.

THE RENT

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

THE CONSUMER PROTECTION REGS

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.

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.

HOLDING DEPOSIT

Grisdales take a Holding Deposit from a tenant to reserve a property. This is one week's rent and for this property this will be £ 160.

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.

THE TENANCY

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

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.

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.

It is recommended that you hold adequate insurance to protect against accidental damage caused by the Tenant to the Landlords Fixtures and Fittings at the premises as described in the Inventory. You should also consider insuring your own possessions. Please speak to Grisdales for further information.

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 to speak with our Protection Specialist.

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 you will be offered a viewing and, if successful, request that you are referenced. You will need to complete a further on-line 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

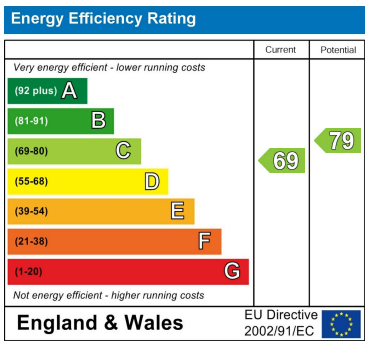
WHAT HAPPENS NEXT?

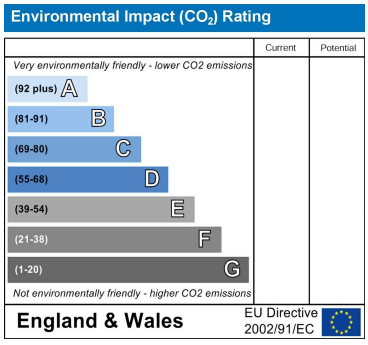
Please see our website for further information.

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.