



## 41 Low Road Close, Cockermouth, CA13 0GU

**£750 Per Calendar Month**

PLEASE APPLY VIA OUR WEBSITE

AN EXECUTIVE STYLE TWO DOUBLE BEDROOMED SECOND FLOOR APARTMENT

Located conveniently for Cockermouth town centre and with allocated parking. It is ideal for a single professional person or couple, having two double bedrooms, well fitted kitchen and bathroom, electric heating throughout - it is very easy to keep clean, is in excellent condition and is just what you are looking for!

NEW PHOTOS COMING SOON

## COMMUNAL ENTRANCE

With stairs to the second floor.

## ENTRANCE

Door into:

## INNER LOBBY

With panel heaters, access to the loft and cupboard housing the boiler.

## LOUNGE/DINING ROOM

18'7" x 11'3" (5.66 x 3.43)



A lovely light and airy room with Juliette balcony, accessed via French doors, telephone and tv points and double doors leading into:

## KITCHEN

9'7" x 8'5" (2.92 x 2.57)



A practical and well fitted kitchen with a good range of base and wall units in light wood effect with contrasting work surface over and matching tiling and splashback. The kitchen includes integrated electric oven with four ring electric hob, stainless steel extractor fan, integrated fridge/freezer, dishwasher and concealed washing machine. 1.5 bowl stainless steel sink and drainer and tile effect flooring.

## BEDROOM ONE

12'11" x 9'6" (3.94 x 2.90)



Double room.

## BEDROOM TWO

9'8" x 8'8" (2.95 x 2.64)

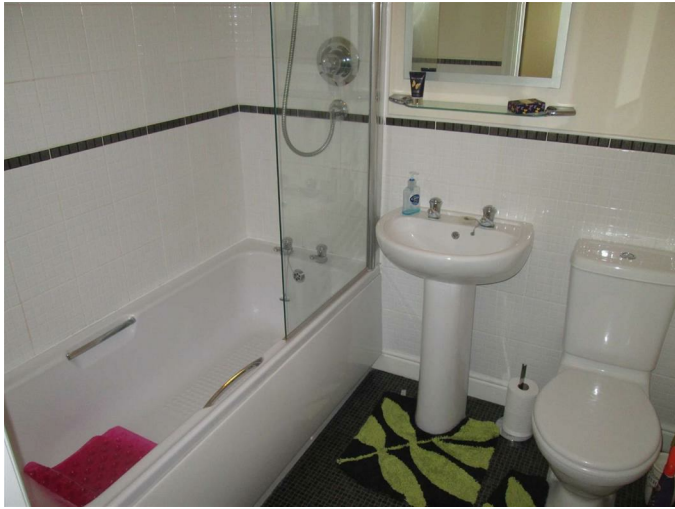


Double room.



## BATHROOM

6'5" x 5'6" (1.96 x 1.68)



With bath and shower over, wash hand basin and wc.

## EXTERNALLY

There is an allocated parking space for the flat and an additional visitor parking space.

## FACILITIES

Electric heating and double glazing.

## DIRECTIONS

Proceed along Main Street in a westerly directions passing Aldi. At the Lloyds garage turn left into Low Road Close, bear right and the property can be found within the block of apartments at the end of the cul de sac.

## THE RENT

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

## THE CONSUMER PROTECTION REGULATIONS 2008/VIEWINGS

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 takes a Holding Deposit for from a tenant to reserve a property. This is one week's rent and for this property will be £173

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.

## 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 Grisdals.

## 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 Grisdals 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 for an FREE appointment to discuss this plan with Lewis Morgan, 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](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.

### **WHAT HAPPENS NEXT?**

Please see our website for further information.

### **PROOF OF IDENTITY**

When you apply for a property to rent through Grisdales, 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

### **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.

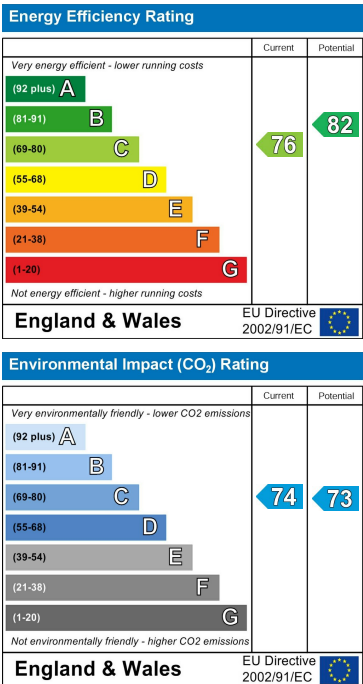
Floor Plan



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.