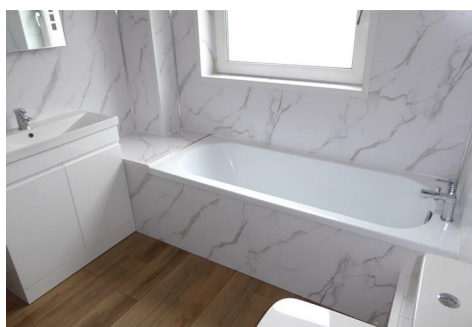




GRISDALES

PROPERTY SERVICES



52 Napier Street, Workington, CA14 2PU

£750 Per Calendar Month

IT'S ABSOLUTELY AMAZING WHAT SITS BEHIND A FRONT DOOR!!!

Open this little house up and you'll be greeted by the most fantastic home! All completely brand new throughout (including decor, flooring, woodwork, kitchen, bathroom etc) this is a first class three storey three bedroomed mid terraced house with fabulous media wall in the front room and perfectly presented kitchen and bathroom too.

Located conveniently for the town centre, shops, schools and railway station this will be a huge hit and a big opportunity not to be missed!

Helping you find your perfect new home...

www.grisdales.co.uk

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T: 01900 829 977 | E: cockermouth@grisdales.co.uk

THINGS YOU NEED TO KNOW

Gas central heating
Double glazing
Oak doors throughout with chrome ironmongery

ENTRANCE

The property is accessed via a composite door with frosted glazing panels and panel above. Leads into:

INNER LOBBY

With wood effect flooring and glazed oak door leading into:

LOUNGE/DINING ROOM

26'4" x 12'7" (8.04 x 3.86)

Fabulous light and airy room with double window at the front and single window to the rear, with ample space for eating and relaxing and includes modern media wall with shelving either side with electric fire below and cupboards either side of the fire; all finished in a modern grey paintwork with wood laminate shelving. Wall mounted television vision socket and point. Under stairs cupboard housing gas metre and the room measures

REAR LOBBY

Leading to stairs the first floor and with door leading into:

KITCHEN

13'8" x 7'6" (4.17 x 2.31)

Newly fitted with a range of base and wall units with white worktop over and matching splashback. Include stainless steel sink with mixer tap, integrated electric oven with 4-ring hob over, black glass splashback and black extractor fan. Space washing machine. Ample space for a table. Spot lighting. Large window to the rear. Frosted UPVC door to the side.

STAIRS AND LANDING

Dark stained wooden balustrade giving a very modern look. Spot lighting. Doors into each bedroom and onto the second floor.

BEDROOM 1

12'9" x 10'11" (3.90 x 3.33)

Double room to the front.

BEDROOM 2

8'7" x 6'7" (2.62 x 2.01)

Spacious single room to the rear.

BATHROOM

12'4" x 7'5" (3.77 x 2.27)

Fitted throughout with grey waterproof panelling. Includes white wash basin with chrome mixer tap set into white fronted cupboard with mirror above, bath with tap connected shower, low-level WC and walk-in shower with chrome shower attachments, including rainfall shower and handheld hose. Plastic clad ceiling. Frosted window to the rear. Wood effect

vinyl floor covering. Shelf with space below for one appliance. Wall mounted gas boiler.

SECOND FLOOR

Velux rooflight and giving access into:

BEDROOM 3

9'11" x 9'10" (plus under eaves areas) (3.03 x 3.00 (plus under eaves areas))

Double bedroom offering a really good space. Velux rooflight.

REAR YARD

Good size yard with gate to a back alley and opening to wash house/storage area.

DIRECTIONS

On the (B5297) Station Road / Oxford Street, heading away from the train station, take the 4th right onto Senhouse Street, take the 3rd left onto Bolton Street and immediately left again onto Queen Street. 52 Napier Street is on the left side and can be identified by a Grisdales TO LET board.

COUNCIL TAX

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

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

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.

*Please note these details have yet to be approved by the landlord.

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.

Alternatively, ask Grisdales about the ZERO DEPOSIT

GUARANTEE which is available for this property (subject to conditions). Costs are a set up fee of £49 and a payment equivalent to one weeks rent. After that there is an annual renewal fee of £17.50 paid to Zero Deposit.

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, 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?

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.

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 for an FREE appointment to discuss this plan 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 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.

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.

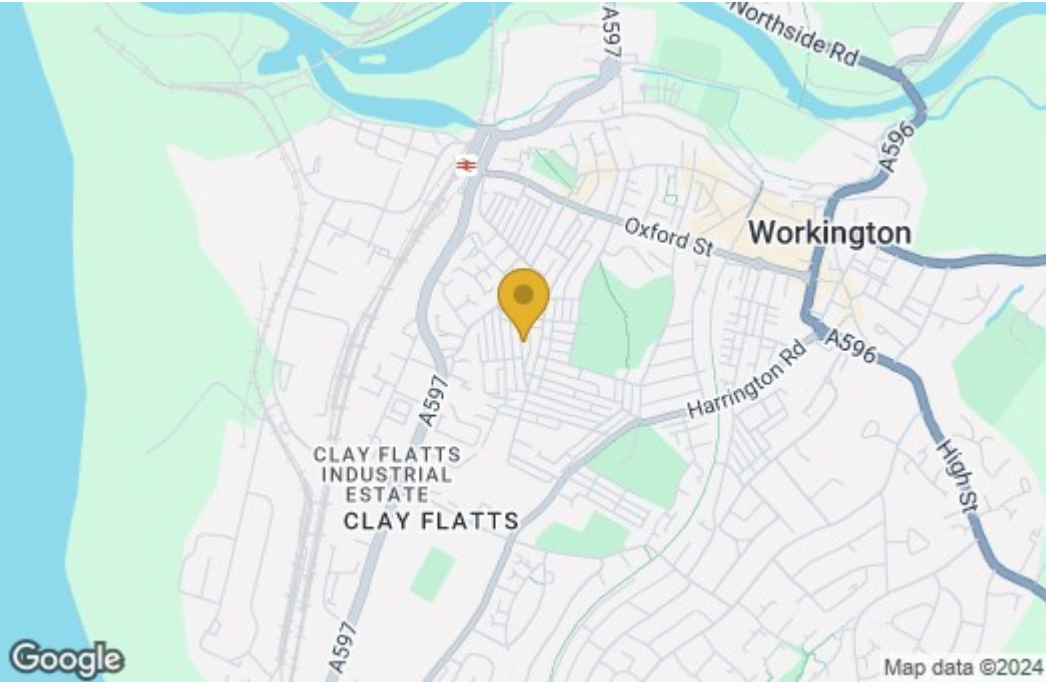
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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

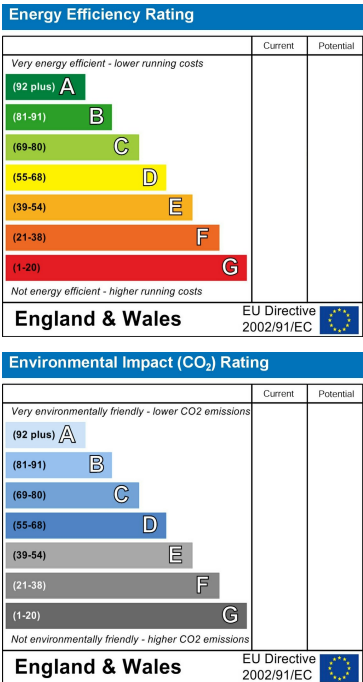
Floor Plan



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.