GRISDALES
PROPERTY SERVICES

Flat 1, 2 Papcastle Road, Cockermouth, CA13 0JJ

£550 Per Calendar Month

A one-bedroom flat offering comfortable and convenient living. The property features a bright living area and benefits from gas central heating, double glazing, and allocated parking. Ideally located and handy for the town centre and local amenities, it is perfect for anyone seeking a low-maintenance home in a convenient setting.

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

COMMUNCAL ENTRANCE HALL
Door leading into:

INNER HALL
With tiled floor

LOUNGE
16'4" x 12'5" (5.00 x 3.80)

With tv point, wall mounted gas fire for display purposes only, door leading into:

BEDROOM ONE
10'6" x 8'11" (3.22 x 2.74)

Double room.

KITCHEN
10'3" x 9'1" (3.13 x 2.76)

Well fitted with a range of base and wall units in white with black work surface over and tiled floor. Gas cooker, stainless steel sink, plumbing for a washing machine, wall mounted gas boiler and space for a table.

BATHROOM
9'5" x 5'3" (2.87 x 1.59)

Fitted with a four piece suite comprising bath and tap connected shower over, separate shower cubicle, wash hand basin and wc. Tiled floor.

EXTERNAL
Parking is to the side of the property and to the rear is a shared communal area.

FACILITIES
Gas central heating.

DIRECTIONS
From the centre of Cockermouth proceed in a westerly direction, at the main roundabout turn right and go over the bridge and follow the road for approx ½ mile. Just before the James Walker factory, turn left and the property can be found immediately on the right hand side.

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.

Alternatively, ask Grisdales about the ZERO DEPOSIT GUARANTEE which is available for this property (subject to conditions). It's easy to administer, costs the equivalent to one

weeks rent and a £26 administration fee, to Zero Deposit, and will last for the duration of your tenancy.

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 £126

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 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, 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 BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

Mortgage Advice Bureau Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed. To find out how we can help you realise your dreams, just call your nearest Grisdales office.

COVID-19 VIEWING GUIDELINES

· VIEWERS will be asked to complete a brief health questionnaire before we can confirm any appointment. You will be given an allocated time slot and will not be able to enter before this time.

· VIEWERS are asked to restrict the number of people entering

the property to a maximum of 2 who must be from the same household.

· VIEWERS are asked to wear gloves (masks recommended) whilst in the property.

· THE AGENT will call the VENDOR with their expected arrival time. Before the viewing, the VENDOR should open all internal doors and external doors.

· The VENDOR will be asked to leave the property whilst the viewing takes place. You may be in the garden or, if you need to remain in the house, please ensure you maintain the required minimum 2 metre distance at all times.

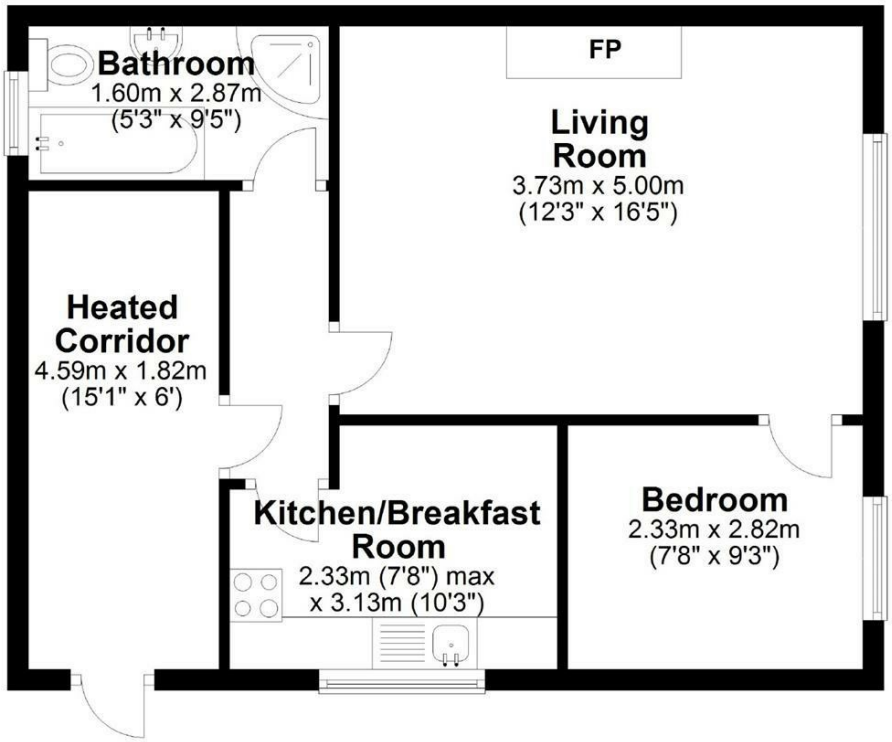
· The VIEWING will take no more than 15 MINUTES. Please do not touch anything inside the property. Any questions you may have can be answered after the viewing once you are outside of the property. .

· The VENDOR should wipe down any surface, including door handles, with
usual household cleaning products.

Floor Plan

Ground Floor

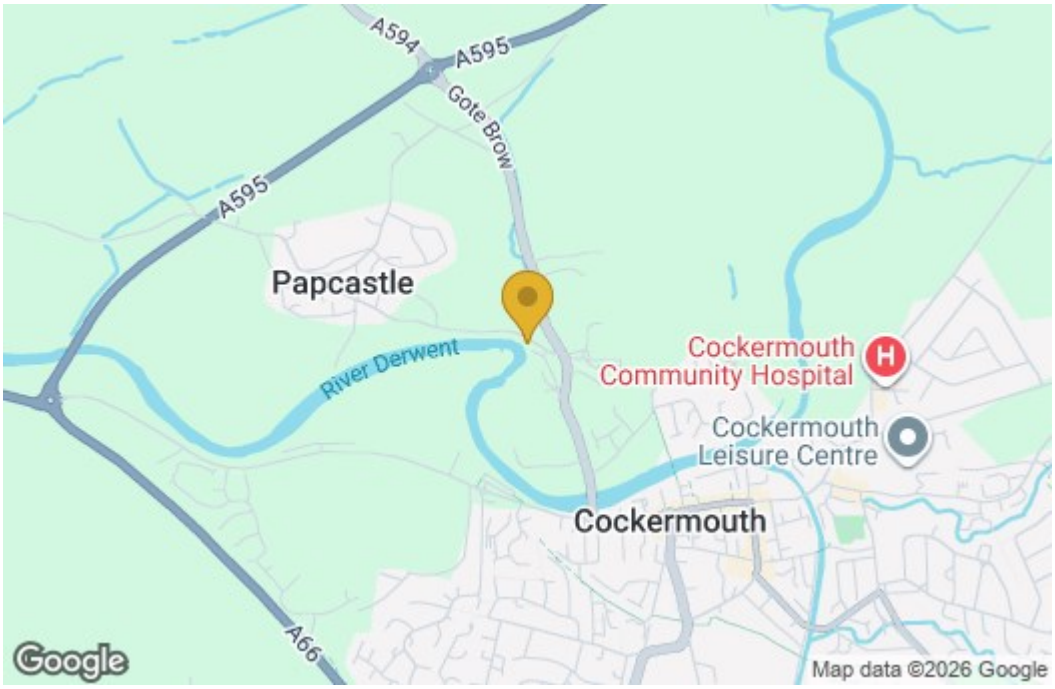
Approx. 49.5 sq. metres (532.4 sq. feet)



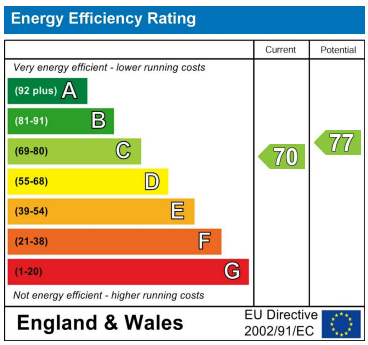
Measurements are approximate. Not to Scale. Illustrative purposes only.
Plan produced using PlanUp.

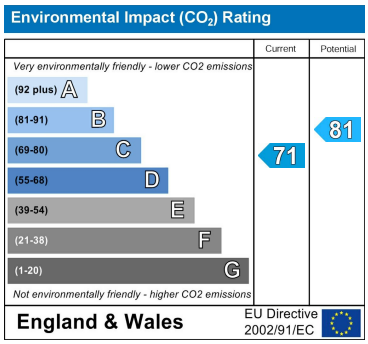
Flat 1 2 papcastle road, Cockermouth

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.