



## Meadley 5 Mockerkinn Mews, Cockermouth, CA13 0ST

**£750 Per Calendar Month**

WHAT A WARM WELCOME AWAITS AT THIS SIMPLY STUNNING APARTMENT!

Lovingly maintained and fitted, this super two bedroomed first floor apartment occupies a great position with delightful countryside views – you can see Lake District fells from the front and Scottish Fells to the rear – with some fantastic sun sets!

Located within a private development, shared with 4-5 other properties, it sits conveniently for Cockermouth and the Lake District. A spiral staircase leads up to the entrance which gives way to some super-spacious and surprisingly light and airy accommodation which includes a large lounge, spacious breakfast kitchen and two double bedrooms, both with an en-suite. There's use of the shared garden, parking within the courtyard at the front and a balcony as well.



## THINGS YOU NEED TO KNOW

Electric heating;

LPG gas;

Double glazing.

Please note that it is a condition of the Lease that pets are not permitted within the apartments of the development.

## ENTRANCE

The property is accessed via a wrought iron spiral staircase that access to a small balcony area and uPVC door into:

## ENTRANCE HALL

With wall mounted shelf and coat hooks, white tongue and groove ceiling and access into the loft, archway leading into:

## INNER HALLWAY

Electric heater, shelf, wall mounted meter box, three Velux roof lights, white tongue and groove ceiling and uPVC door leading onto balcony which overlooks the countryside.

## LOUNGE

23'4" x 14'11" (7.12 x 4.55)



With two Velux windows to the front and two sets of two Velux roof lights, white painted tongue and groove ceiling with spotlights and an additional two Velux roof lights at the back; television point and gas stove on slate hearth. Ample space for relaxing and dining.

## DINING KITCHEN

15'10" x 12'10" (4.85 x 3.92)



Fitted with a range of base and wall units in white with a grey laminate worktop over and white ceramic tile splash-back. Includes Creda electric oven with 4-ring electric hob over and extractor fan, plumbing for dishwasher or washing machine, stainless steel sink and space for two under-counter appliances. Two windows overlooking the front with Velux roof lights, ample space for a dining table, spotlights set within white painted tongue and groove ceiling. Cupboard housing cylinder tank.

## BEDROOM ONE

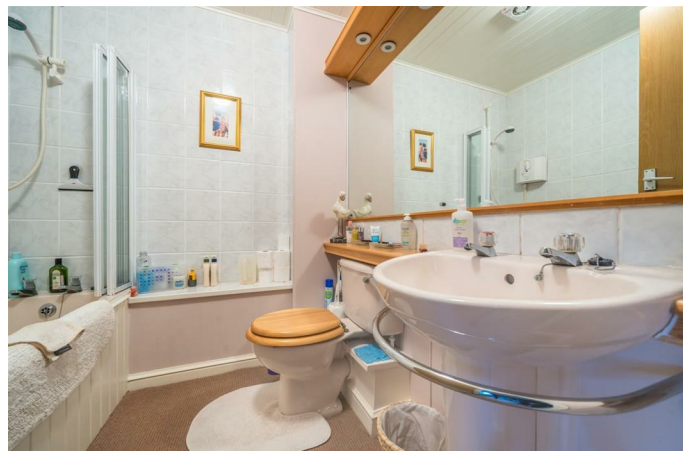
16'4" x 12'11" including en suite (4.99 x 3.95 including en suite)



A spacious double bedroom with ample room for additional cupboards with wall mounted shelving, white clad ceiling, double windows to the front with Velux roof lights above and wall lights.

## EN SUITE

6'9" x 6'5" (included in measurement above) (2.08 x 1.96 (included in measurement above))



Fitted with pale pink suite comprising bath and electric shower over and folding screen, wall mounted electric heater and Dimplex heater, low level WC and matching pedestal wash basin with towel rail and natural wood shelf over, large wall mounted mirror with spot-lighting above. Grey ceramic tiling.

## BEDROOM TWO

16'3" x 12'9" including en suite (4.96 x 3.89 including en suite)



Another spacious double bedroom. Double windows to the front and Velux roof lights above and wall mounted lighting.

## EN SUITE

6'8" x 6'7" (included in measurement above) (2.04 x 2.02 (included in measurement above))



Shower cubicle with wall mounted chrome shower and attachments, electric heater and Dimplex heater above and fitted around the shower with pale pink ceramic tiles, low level WC and matching wash basin with shelf above. Wall mounted mirror and spotlights above, white tongue and groove ceiling and extractor fan and shaver point.

## OUTLOOK



To the front, over the courtyard towards the fields and the Lake District Fells in the distance. From the rear is a lovely view over countryside towards the Solway Firth and the Scottish hills in the distance.

## PARKING



Parking for one car within the courtyard, plus additional visitor parking.



## EXTERNAL AREA



There is use of the shared courtyard area - shared with three other owners.

## DIRECTIONS

The property is best approached by leaving Cockermouth on the A5086 towards Egremont - after approximately 5 miles, turn left, signposted Mockerkyn. At the sign to Sosgill, turn up here and the development known as Mockerkyn Mews is on the right - go up the drive and the property is within the centre.

WHAT 3 WORDS; bucks.premature.uproot

## COUNCIL TAX

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

## 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 REGULAT

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.

## 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?

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 Landlord's 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](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.

## 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.

## 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.

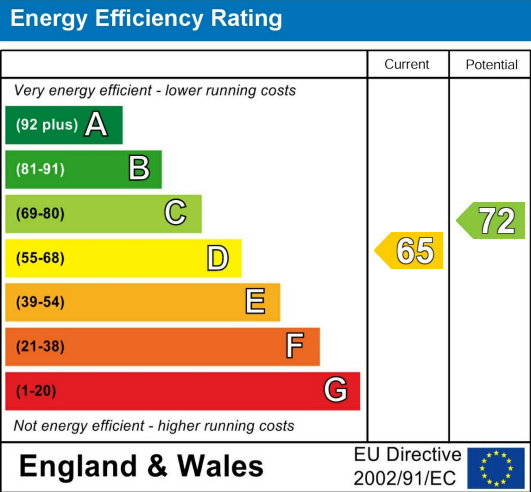
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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

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.