



Flat 10 Wybrow Terrace, Workington, CA14 2EA

£795 Per Calendar Month

A SIMPLY STUNNING duplex apartment which is located conveniently for Workington town centre and has allocated parking for one car within the car park.

It offers super-spacious and very light and bright accommodation on two levels with a smashing lounge at second floor level which overlooks the large kitchen below and the two bedrooms and bathroom complete the picture.

THINGS YOU NEED TO KNOW

Gas central heating;
Double glazing;
White panelled doors throughout with chrome ironmongery.

ENTRANCE

The property is accessed via an external wrought iron staircase, which leads to:

COMMUNAL FIRST FLOOR HALLWAY

With door leading into:

ENTRANCE HALL

With wood effect laminate floor covering, coat hooks, stairs to the upper floor and understairs cupboard, spotlighting.

KITCHEN/DINING ROOM

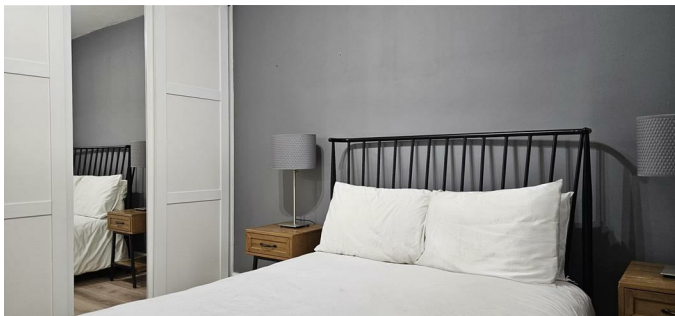
19'7" x 14'6" (5.98 x 4.44)



Fitted with a range of base and wall units in white with chrome handles and grey laminate worktop over with black ceramic tiled splash-back, black composite sink unit with chrome mixer tap, plumbing for washing machine, wall mounted gas boiler, electric hob with stainless steel extractor fan over and integrated Zanussi double electric oven and integrated fridge/freezer. White ceramic tiled floor, large window to the rear and ample space for a dining table, wall lighting and spot lighting and aspect up to the lounge above with smoked glass screen and two large Velux roof lights and apex ceiling.

BEDROOM ONE

10'10" x 9'3" (3.32 x 2.84)



Double room with wood effect laminate floor, an aspect to the side, spotlighting and built-in cupboards with sliding doors and hanging space and shelving and one door with a mirrored front.

BEDROOM TWO

11'3" x 7'2" (3.45 x 2.19)



Double room with hanging rail, spotlighting and aspect to the side.

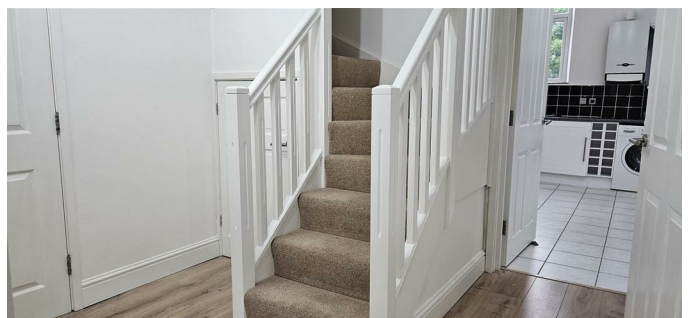
BATHROOM

7'2" x 5'4" (2.19 x 1.64)



Fitted with low level WC, wall mounted chrome towel holder, white jacuzzi bath (won't be repaired or replaced if it fails) with chrome mixer tap and wall mounted chrome shower over including rainfall shower and hand held hose, coloured glass screen, Vent-Axia extractor fan, white pedestal wash basin with chrome mixer tap, chrome ladder style radiator and medicine cupboard. Fully fitted with white ceramic tiles to the floor and walls.

STAIRCASE



A staircase leads to a small lobby at first floor with door leading into:

LOUNGE

21'1" x 18'5" approximately (6.44 x 5.62 approximately)



A lovely light and airy room with three Velux roof lights and two windows to the side, spotlighting and wall lighting, wood effect laminate floor, painted beams and apex ceiling, smoked glass screen overlooking the kitchen and wall mounted electric fire and television point.

EXTERNALLY



Allocated parking for one car within the car park to the side.

DIRECTIONS

Proceed down Finkle Street and turn right into Wybrow Terrace and the property is located on the right at the end. Access to the flat is up the external staircase to the rear of the building.

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.

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 from a tenant to reserve a property. This is one week's rent and for this property will be £183

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.

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

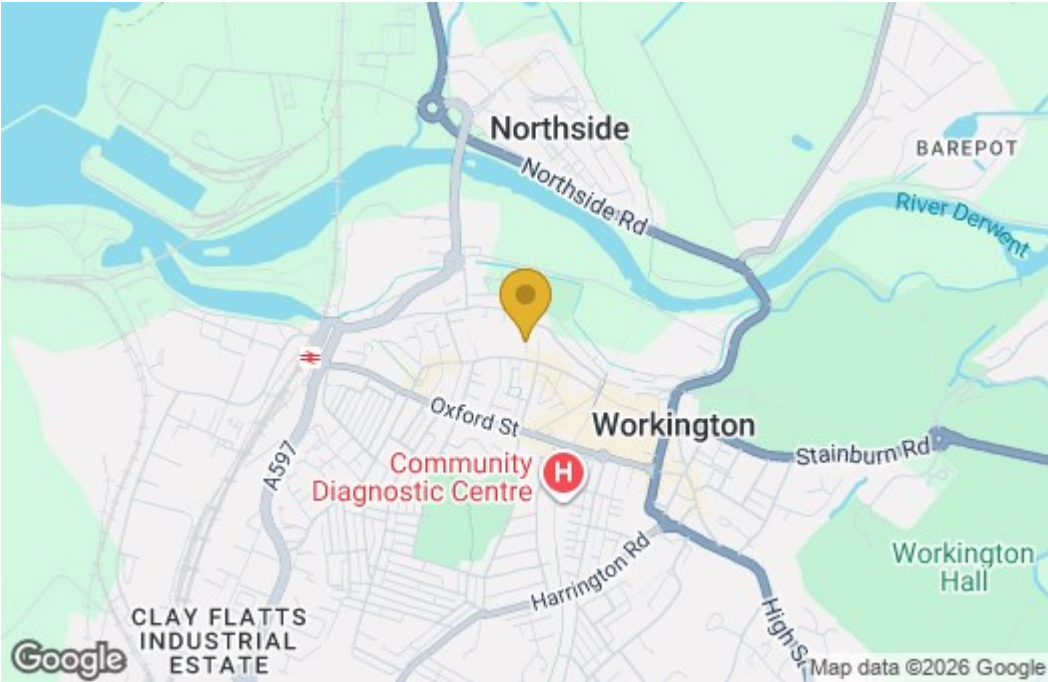
circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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

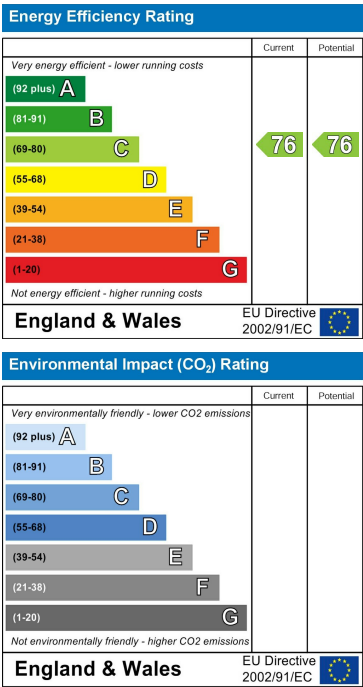
Floor Plan



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.