



20a Corporation Road, Workington, CA14 2PG

£650 Per Calendar Month

WHAT AN OUTLOOK!!! From the kitchen there's a fabulous rooftop view over to the Solway Firth and from the lounge it's an open aspect towards the town centre – and where there's a view there's natural light and there's bags of it too! We love this flat – its located on the second floor just off the town centre and offers good space including two bedrooms, a lounge/diner, a practical and modern kitchen and a bathroom. It's cosy warm due to the gas central heating and the double glazing helps to keep the heating bills down. Well decorated, carpeted, fitted and maintained this fabulous flat just needs someone to love it!

THINGS YOU NEED TO KNOW

Gas central heating

Double glazing;

ENTRANCE

The property is accessed into a communal hallway with stairs to the second floor and door with glazing panels leading into:

INNER HALL

With two cupboards (one with slatted shelving), security intercom system, telephone point and part glazed door leading into:

LOUNGE/DINING ROOM

16'5" x 14'3" (5.01 x 4.36)



With two windows overlooking Corporation Road and cupboard with shelving and gas meter, television point and door leading into:

KITCHEN

9'11" x 7'6" (3.03 x 2.31)



Fitted with a range of base and wall units in cream with chrome handles and black laminate worktop over with grey and cream ceramic tile splash-back. Kitchen includes 1.5 bowl ceramic sink unit with chrome mixer tap, washing machine, integrated AEG electric oven with 4-ring hob over and stainless steel extractor fan, fridge/freezer, washing machine, concealed boiler and spotlighting. Lovely view across the rooftops towards the sea in the distance.

BEDROOM ONE

11'6" x 9'11" (3.52 x 3.04)



Double room to the rear with an outlook over the rooftops to the sea.

BEDROOM TWO

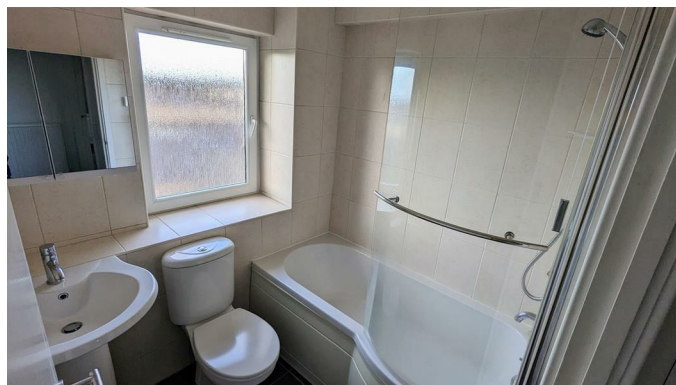
9'10" x 9'7" (3.02 x 2.93)



Double room with an outlook over Corporation Road and television point.

BATHROOM

6'5" x 5'4" (1.97 x 1.65)



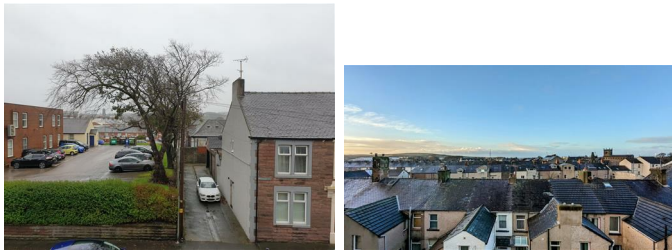
Fitted with P-shaped bath with chrome mixer tap, wall mounted chrome shower and attachments over, curved screen with chrome frame, low level WC and white pedestal wash

basin with chrome mixer tap. Fully tiled throughout with beige ceramic tiles and grey ceramic tiles to the floor, wall mounted medicine cupboard, spotlighting, frosted window to the rear and chrome curved ladder style radiator.

PARKING

Parking is on the road subject to a residents parking permit or disc.

VIEWS



There's a lovely rooftop view towards the Solway Firth from the kitchen window and a pleasing outlook from the lounge windows.

DIRECTIONS

As you turn into Corporation Road from Station Road the property can be found on the right hand side.

COUNCIL TAX

We have been advised by Allerdale Borough 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.

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 and then arrange a viewing of the property. If the landlord decides to proceed with your application and requests that you are referenced you will need to complete a further online application form for Goodlord, our reference provider. References will then be carried out which can take up to 7 days.

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 £150

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.

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

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.

WHAT HAPPENS NEXT?

Please see our website 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 a FREE appointment to discuss this plan our Protection Specialist.

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.

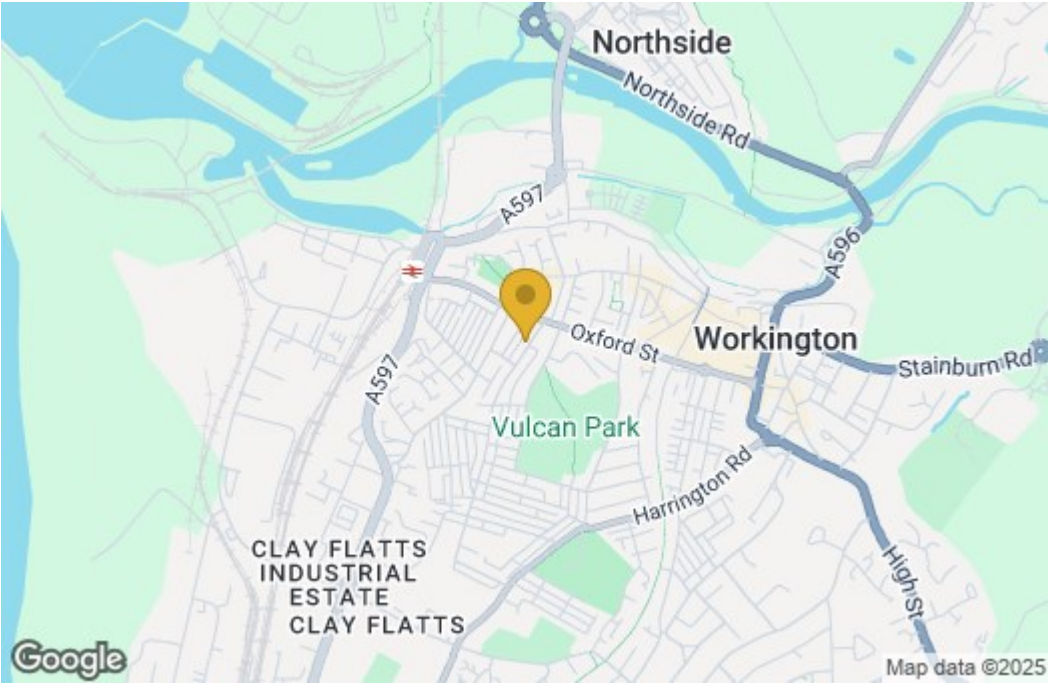
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

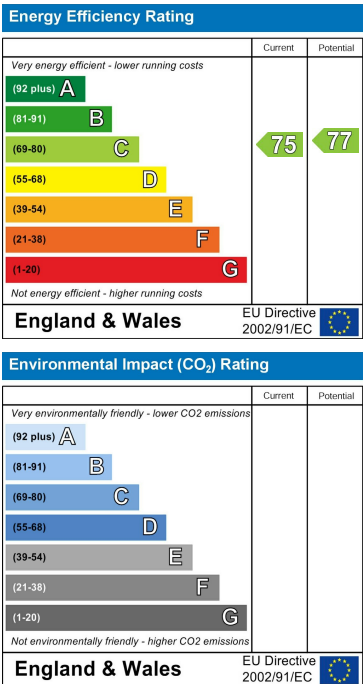
Floor Plan



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.