

Christopher Whelan

For Rent
2 New Street, Sedbergh,
LA10 5AF



Rent £450 pcm
Unfurnished ground floor apartment close to the centre of
Sedbergh.
Kitchen, lounge, two bedrooms and bathroom.
Gas central heating.
Garden area and parking.



Auctioneers, Estate Agents & Property Managers
70, Main Street, Sedbergh, Cumbria LA10 5AD
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Tel: 015396 20293 Fax 015396 21650

General

Gas central heating.

Accommodation (All measurements are approximate)

Kitchen 3.94m x 2.26m (12ft 11in x 7ft 5in) narrows to 1.22m (4ft)

With a range of wall and base units housing gas cooker, stainless steel sink with pillar taps. Plumbed for washing machine. Curtain and rail. Radiator and cushion floor covering. Vaillant gas combi-boiler. Sliding door.

Lounge 3m x 4.42m (9ft 10in x 14ft 6in)

With gas fire and built-in cupboard. Curtains and rail. Radiator and fitted carpet.

Hall/Corridor

Porch over front door from New Street.
Double cupboard fitted with radiator.
Curtain and fitted carpet, Curtain, radiator.

Bedroom 1 3.89m x 3.07m (12ft 9in x 10ft 1in) narrows to 2.06m (6ft 9in)

L-shaped room with fitted carpet. Curtain and rail. Radiator.

Bathroom 2.46m x 1.96m (8ft 1in x 6ft 5in)Average

Bath with shower tap, WC and pedestal basin. Shaver point. Blind. Radiator. Fitted carpet.

Bedroom 2 4.34m x 2.11m (14ft 3in x 6ft 11in)

Curtain rails and curtains, radiator and fitted carpet.

Outside

Shared parking space and garden area.

Tenure

Freehold.

Council Tax Band

Band B £1180.13 payable 2009/10

Directions

From our office continue along Main Street, take the next left into New Street. No 2 is the ground floor flat on the right hand side entered through the porch on New Street.

Services

Mains electricity, gas, water and drains.

Local Authorities: South Lakeland District Council, Kendal. Cumbria County Council, Carlisle.

Terms

The property is available initially on the basis of an Assured Shorthold Tenancy for a term of six months at a rent of £450 pcm. The tenant will be obliged to pay the rent on a monthly basis by Standing Order direct to our Client Account for the FULL TERM OF THE LEASE as a minimum.

On expiry of the initial term the agreement may be renewed or, at the Landlords discretion the tenancy may continue on a month to month basis on a Statutory Periodic Tenancy during which time the tenant may serve one months notice in writing on or before a rent day to terminate the tenancy to take effect on the next rent day and the Landlord may serve two months notice in writing.

The tenant must vacate the property on termination of the tenancy.

Tenant Liabilities

The tenant is liable for payment of all outgoings including charges for electricity, gas, water rates and Council Tax levied or assessed on the premises and insurance cover for contents.

Charges

The applicant is required to pay an administration fee £100.00 plus VAT. (£117.50) to cover the cost of obtaining references, check of financial status and identity check.

Deposit

The tenant is required to pay a deposit of £450 to be held by the Deposit Protection Service against the cost of repair or replacement of Landlords Fixtures and Fittings, furniture, decoration, overdue rent etc. A telephone number and/or email address will need to be provided so that the DPS can contact the tenant at the end of the tenancy to arrange repayment of the deposit.

References

We will require references from the current landlord where applicable, two personal references and an Employers reference.

A Bank status report will be obtained. The applicant should let us have a signed letter of authorisation.

All references will be taken up and the applicant should be aware that a credit reference may be applied for from a Credit Bureau.

Viewing by arrangement.

Telephone: 01539 620293

Fax 01539 621650

We endeavour to make our details accurate and reliable but they should not be relied on as a statement or representation of fact and that they do not constitute any part of an offer or contract. Neither the Agents nor the Landlord give any warranty or representation in relation to the property. Services, fittings and equipment referred to in these details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please contact us before viewing the property. We will also confirm that the property remains available. This is particularly important if you are making a long journey.

EPC Graph

