

Grange-over-Sands

£625 pcm

Flat 9 The Granary
Main Street
Grange-over-Sands
Cumbria
LA11 6DY

A centrally situated Unfurnished 2 Bedroom Top Floor Apartment ideal for a Mature/Professional Person/Couple with lovely views towards Morecambe Bay and good access to the local amenities with off road parking and communal gardens.

- 2 Bedroom Top Floor Apartment
- 1 Reception Room - 1 Shower Room
- Excellent Views towards Morecambe Bay
- Unfurnished
- Good central location
- Off road Parking - Communal Grounds
- No Children, Pets, Smokers or Sharers
- Energy Rating Band C
- Council Tax Band C
- Available Now

Property Ref: GR277





Kitchen-Diner

Location: To reach the property go past the duck pond in the direction of the town and bear left into the main car park. Proceed along the carpark and turn left in to the parking area of The Granary. There is a designated parking space for No.9.

Services: Mains water (meter), electricity and drainage. Electric storage heaters

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

Applying for a Tenancy: Tenancy Application Forms are available from any Hackney & Leigh office. Each application must be accompanied by payment of a Holding Deposit. (Rent up to £435 = one weeks rent. Rent over £435 = £100) payable either by cash or debit/credit card. This is paid to reserve the property and will be held by us for a period of 15 days unless we agree otherwise.

All adults of 18yrs and over who will be living at the property will be asked to provide evidence of nationality and identity to validate their "Right to Rent" under the Immigration Act 2014.

Referencing: All applicants will be required to provide satisfactory references eg: employer, current landlord and two character references. For the self-employed, a reference from your accountant or solicitor will be required. A credit reference will be obtained for each applicant. Acceptance of references and the offer of a tenancy is at our discretion.

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The tenant is responsible for Council Tax for the tenancy period and for all charges for water and sewerage, gas, electricity, telephone or other utility/service providers' charges supplied to the tenant during the tenancy.

Deposit & Rent: The successful Tenant will be required to pay a deposit (equal to a maximum of 5 weeks rent depending on the property). This will be held in accordance with the Tenancy Deposit Scheme Regulations and will be re-fundable at the end of the tenancy, subject to the property being left in a satisfactory condition. Rent is payable on or by each rent day and is payable by standing order. One month's rent in advance PLUS the deposit, is required at the time of signing the agreement. Please Note: It is NOT possible to use the deposit as rent for the final month.

Pets: Higher rent may be payable where pets are permitted at Landlords' discretion.

Insurance: It is the Tenants' responsibility to insure their own possessions. Tenants are strongly advised to take out accidental damage cover in respect of the Landlord's property and contents.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website www.hackney-leigh.co.uk and also at any of our offices.

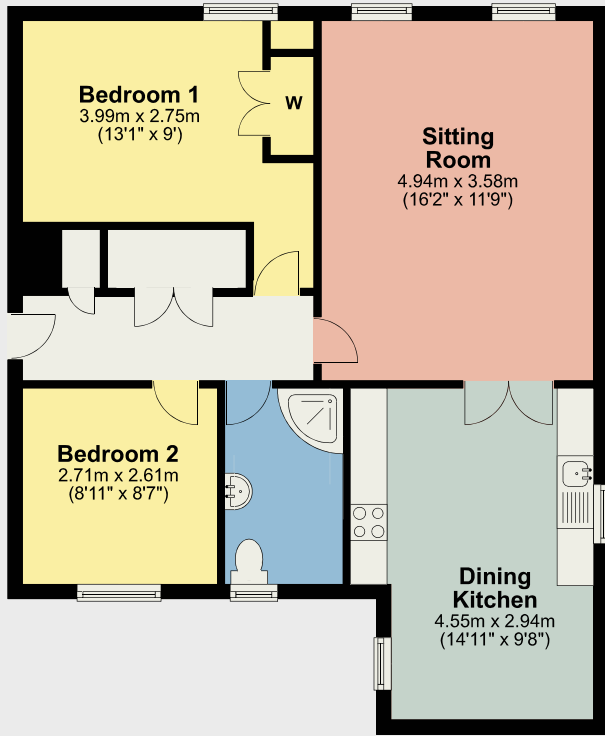
For a Viewing Call 015394 40060



Sitting Room



View from Sitting Room and Bedroom 1



Total area: approx. 65.8 sq. metres (707.8 sq. feet)

For illustrative purposes only. Not to scale. REF: GR277

B

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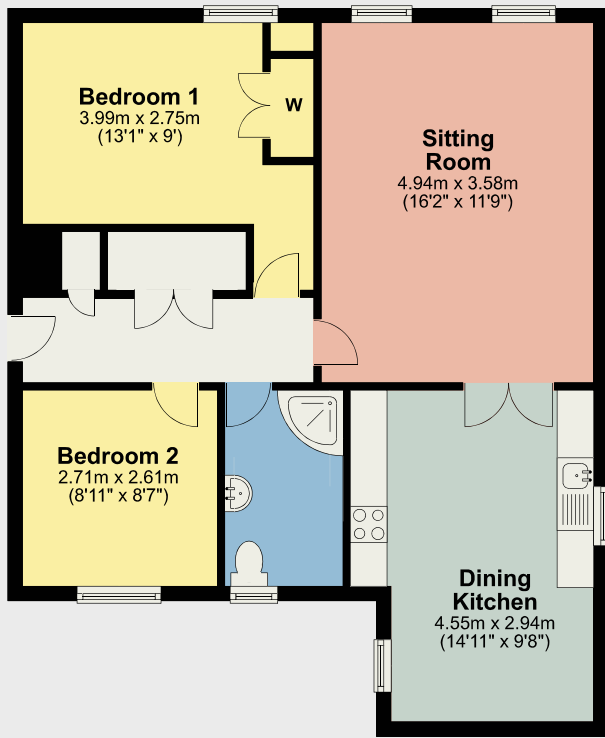
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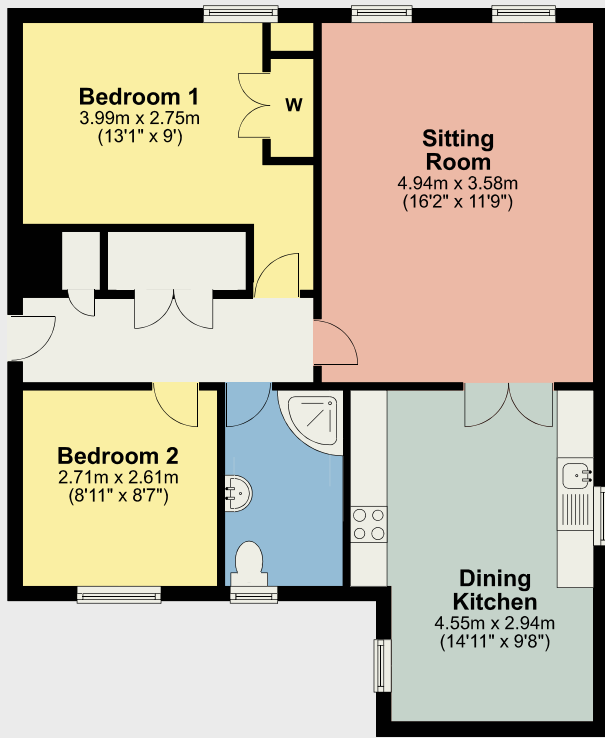
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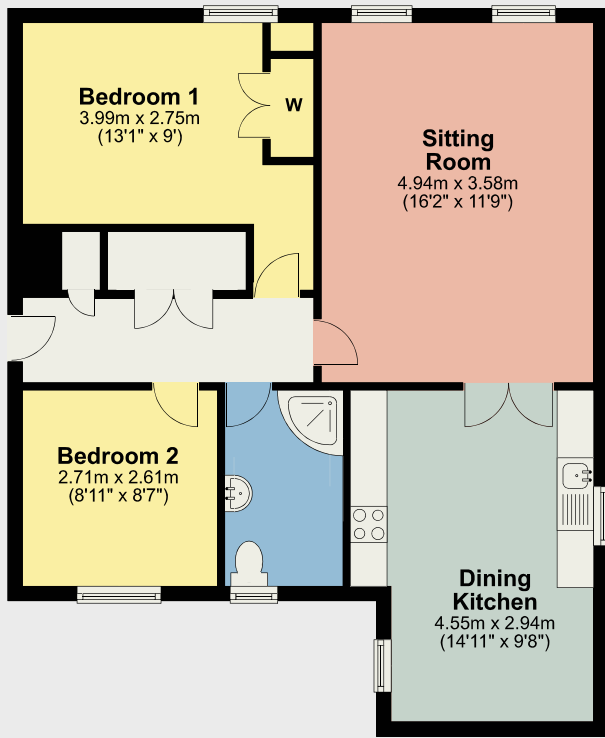
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