



Ings

£3000 pcm

1 Broadgate Hall

Ings

Windermere

LA23 1JR

A rare find of a modern fully furnished 3-bedroom prestigious property set in a beautiful rural location within 10-minute drive to Windermere or Staveley

- 3 King size bedrooms - all en-suite
- Large Open plan kitchen, diner and living area
- Separate utility room and cloakroom
- Fully Furnished
- Sun Terrace with amazing views of surrounding fells
- Triple garage and off-road parking
- Sky and TV included in rent
- Suitable for professional none smoking families
- No Pets
- Council tax band F
- Available for maximum 12 months (Subject to Local Occupancy)

Property Ref: WR827





Kitchen Area

Location: From Windermere take the A591 towards Kendal for approximately 1.5 miles. Take the first left as you enter Ings and follow the road up the hill for about a mile. Broadgate Hall can be found on the left and is clearly sign posted.

Services: LPG Gas central heating and wood burning stove. Mains electric and water supply. septic Tank for sewerage

Viewings: Strictly by appointment with Hackney & Leigh - Windermere Lettings 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 of £690 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.

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

Referencing: All applicants will be required to provide satisfactory references e.g. 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.

The Tenancy: The property will be let on a fixed term Assured Shorthold Tenancy for a minimum period of 6 months. There is no automatic provision within the lease for early termination and the tenant is responsible for rent for the whole term. 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). 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.

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



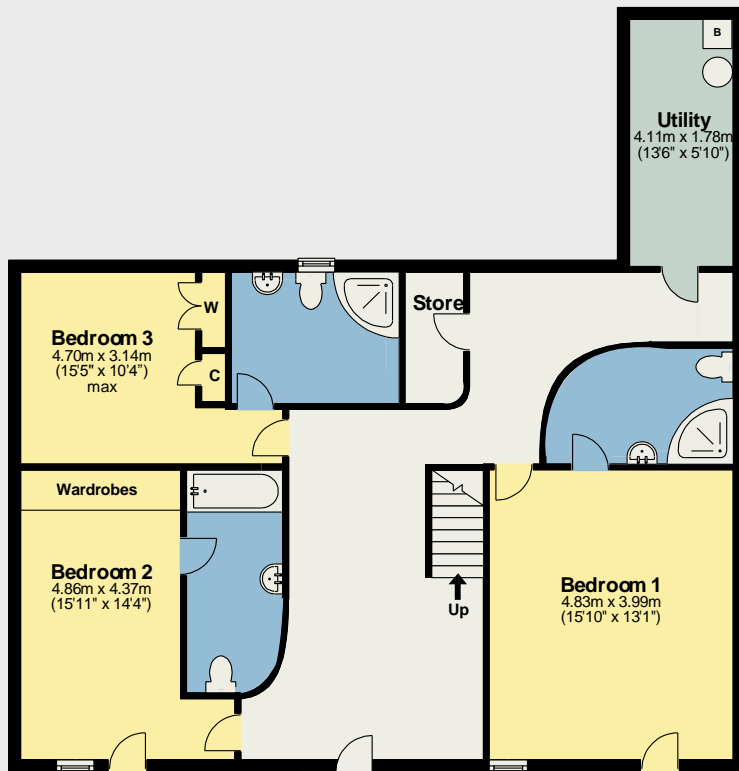
Living Area



Bedroom 1



First Floor



Ground Floor

Total area: approx. 2208 sq. metres (2377.1 sq. feet)

For illustrative purposes only. Not to scale. REF: WR827

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A beautiful place to call home

Property particulars and appointments to view are provided on the understanding that all negotiations are conducted through Hackney and Leigh Ltd. This information is provided for general guidance only. It does not form part of any contract or agreement and no guarantee of accuracy is given. Prospective tenants should make their own enquiries as to the suitability or otherwise of the property. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being let or withdrawn. Please contact us to confirm the property's availability, especially if travelling some distance.