

Windermere

£725 pcm

Flat 2, Oak Lodge

Oak Street

Windermere

Cumbria

LA23 1EN

Unfurnished 2 bedroom ground floor apartment centrally located for the village with off road parking for one car

- 2 bedrooms with family bathroom
- Kitchen
- Lounge
- Unfurnished
- Off road parking for 1 car
- Central location for the village
- Recently decorated
- Gas central heating
- Council tax band B
- Available now

Property Ref: WR852

2 

1 

1 

TB 



Kitchen

Location: The property is within easy walking distance of the village centre. Take Oak Street at the side of the Co op and Oak Lodge can be found on the left-hand side opposite Bannerigg flats.

Services: Mains gas, electric and water supply.

Viewings: Strictly by appointment with Hackney & Leigh.

Applying for a Tenancy: Landlords own Tenancy Application Forms are available from any Hackney & Leigh office. Each application will be submitted to the landlords for referencing.

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 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 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: Strictly no pets

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.



Lounge

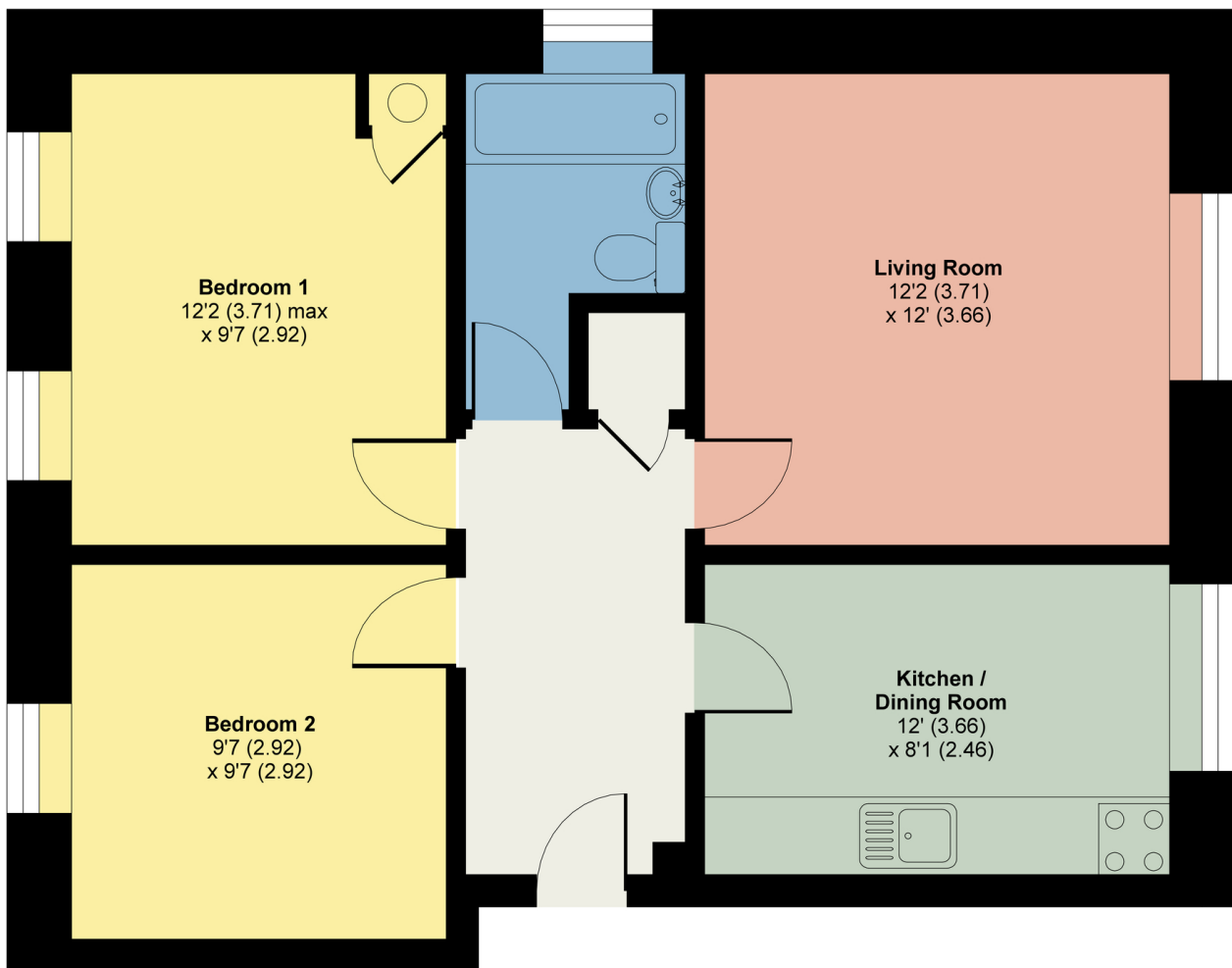


Bedroom 1

Oak Lodge, Oak Street, Windermere, LA23

Approximate Area = 601 sq ft / 55.8 sq m

For identification only - Not to scale



GROUND FLOOR

Oak Street Windermere - Ref: WR852

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.