

GENERAL INFORMATION

Mains Services: Gas, Water, Electric and Drainage

Council Tax Band: B

EPC Grading: C

APPLYING FOR A TENANCY

Should you wish to apply for a tenancy, you should contact our Lettings Team for an application pack. We recommend that all applicants read the Government's 'How to Rent' Guide – available at <https://www.gov.uk/government/publications/how-to-rent>

HOLDING DEPOSIT

In order to secure a property whilst the application procedure is completed, a Holding Deposit equal to 1 week's rent may be payable. This is calculated by monthly rent x 12 ÷ 52 and is payable to JH Homes (Cumbria) Limited. Once the Holding Deposit is paid, the landlord and the tenant are expected to enter into the tenancy agreement within 15 calendar days. This date is called the Deadline for Agreement. The landlord and the tenant can agree to extend this date. If an applicant fails referencing, the Holding Deposit will be paid to the applicant within 7 calendar days, save where:

1. If the applicant fails a Right to Rent check regardless of when the Holding Deposit was accepted;
2. If the applicant provides false or misleading information to JH Homes (Cumbria) Limited, or the landlord, which the landlord is reasonably entitled to consider in deciding whether to grant the tenancy because this materially affects their suitability to rent the property;
3. If the applicant notifies JH Homes (Cumbria) Limited or the landlord before the Deadline for Agreement that they have decided not to enter into the tenancy agreement;
4. If the tenant fails to take all reasonable steps to enter into a tenancy agreement;
5. If the tenant seeks to change the tenancy agreement after it has been signed, and the landlord refuses to make that change. In which case, the Holding Deposit will be forfeit, and retained by JH Homes (Cumbria) Limited, on behalf of the landlord. A written explanation of why the Holding Deposit has been retained will be provided to the applicant within 7 calendar days of the decision being made.

SECURITY DEPOSIT

A Security Deposit equal to 5 weeks' rent will be payable to JH Homes (Cumbria) Limited, if the applicant successfully completes the referencing process. Any money held by JH Homes (Cumbria) Limited as a Holding Deposit will be used towards payment of the Security Deposit. The Security Deposit will be registered with the Deposit Protection Scheme within 30 days of the tenancy being signed and will be repaid to the Tenant at the end of the tenancy, subject to the property being left in a satisfactory condition/deduction of any contractual expenses.

GENERAL INFORMATION

RENT

Rent will be payable on the first day of the tenancy agreement and will be payable monthly, thereafter. Properties are let on a fixed term Assured Shortly Tenancy, for a minimum term of 6 months. It is not possible to terminate the tenancy within this period and the tenant will be responsible for payment of the rent for the whole of the fixed term. The tenant will also be responsible for all utility charges during the full term of the tenancy, including gas, electricity, oil, water and drainage, telephone and Council Tax. Charges for any other services connected to the property will also be payable by the tenant.

Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

INSURANCE

The landlord will be responsible for insuring the building. The tenant will be responsible for insuring their own possessions for the full term of the tenancy.

PERMITTED PAYMENTS

In some circumstances, a Permitted Payment may be payable to JH Homes (Cumbria) Limited. These include:

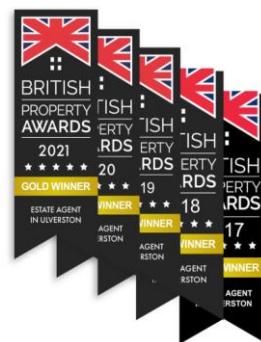
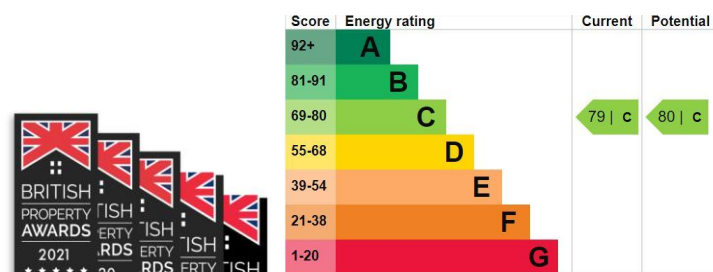
- If the tenant requests a change to the tenancy agreement and the landlord agrees e.g. the keeping of a pet mid-tenancy/change of sharer -£50 (inc. VAT);
- If rent is more than 14 days late, interest will be charged at 3% over the base rate of the Bank of England;
- Default fees for lost keys or other security devices (including locks). Where locks need to be replaced and locksmiths need to be called, tenants will be charged for replacement locks, locksmiths' fees and keys where necessary.
- In exceptional circumstances (such as an emergency) JH Homes (Cumbria) Limited may charge £15 per hour for time in dealing with the problem.
- Surrender of the tenancy mid-term – payment will cover the landlord's expenses in re letting the property, all rent outstanding until a new tenant is found (up to the maximum payable under the tenancy agreement)

HOW IS INTEREST CALCULATED ON RENT ARREARS?

Interest will be charged on the total amount outstanding, on a daily basis. For example:
£500 in arrears are outstanding for 30 days.
The current Bank of England base rate is 0.50%.
Interest rate applied: 3% + 0.50% = 3.50%
£500 x 0.0350 = £17.50
£17.50 ÷ 365 = £0.0479
4.79p x 30 days outstanding = £1.44

DIRECTIONS

Proceeding on foot from the office of JH Homes, walk up market street and turn right walking against the traffic along King Street, at the Zebra Crossing cross towards Nevinson's Carpets and proceed up Upper Brook Street. Towards the top of Upper Brook Street turn left through the large metal gates into Collins Brook Court where number 23 is facing you.



£795.00



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23 Upper Brook Street, Ulverston, LA12 7BH

For more information call **01229 314049**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Comfortable and well-appointed accommodation, offering private entrance, hall, WC, open plan living dining kitchen, two bedrooms and bathroom. Gas fired central heating system, wood frame double glazed windows and light neutral decor throughout. Close to Ulverston Town centre and available now. Sorry No Smokers & Not Suitable for Pets.



Accessed via a private front door opening into:

ENTRANCE HALL

Staircase to first floor, radiator, door to WC and living space.

WC

Fitted with a low flush WC and pedestal wash hand basin. Radiator.

KITCHEN

10' 2" x 9' 2" (3.1m x 2.79m)
Fitted with a range of modern base, wall and drawer units, with granite effect work surface over. Tiled splashbacks, inset one and a half bowl sink and drainer with mixer tap. Integrated electric hob with cooker hood over, low-level double oven and grill, built-in dishwasher and fridge freezer. Ducted extraction and spotlight cluster to the ceiling. Open to the adjacent living/dining space.

SITTING/DINING ROOM

11' 11" x 13' 11" (3.63m x 4.24m)
Full-length double-glazed window to front, telephone, TV aerial point, radiator, coving to ceiling and ceiling light point.

FIRST FLOOR LANDING

Radiator, coving to the ceiling, boiler cupboard housing combi boiler for the heating and hot water system and internal doors to bedrooms and bathroom.

BEDROOM

16' 11" x 8' 7" (5.16m x 2.62m)
Double room with double wardrobe, coving to the ceiling, ceiling light and radiator. Set of double-glazed French doors to a Juliet balcony looking down to the front courtyard.



BEDROOM

13' 3" x 7' 4" (4.06m x 2.24m) widest point
Double glazed modern sash windows to the front and side elevations. Radiator, power sockets and ceiling light point.

BATHROOM

9' 1" x 5' 8" (2.77m x 1.73m)
Three piece white suite comprising of panelled bath with glazed shower screen, central mixer tap and over bath thermostatic shower, low level WC and pedestal wash basin. Radiator, extractor fan and full tiled to walls.

EXTERIOR

Externally there is shared use of the front courtyard area at the front.

