



Bowness

£800 pcm

Apartment 4, The Royal
Church Street
Bowness On Windermere
Cumbria
LA23 3GN

Unfurnished Modern, 2 bedroom, Duplex apartment located in the centre of Bowness with views of Lake Windermere and surrounding fells.

- 2 Bedroomed modern apartment
- 1 Reception room and 1 bathroom
- Secure parking with lift to apartment
- Unfurnished
- Glimpses of Lake Windermere and surrounding fells
- Shops, bars and restaurants on your doorstep
- No smokers, children or pets
- Local occupancy conditions apply
- Council Tax Band D
- Available for viewing

Property Ref: WR870





Location: You couldn't be much more central; The Royal is a unique development of quality apartments located just ahead of the mini roundabout in the centre of Bowness. For the secure underground parking, from Crag Brow turn right at the mini roundabout then bearing first left, the car park can be found first left again.

Services: Main gas, electric and water supply

Viewings: Strictly by appointment with Hackney & Leigh

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 (one week's rent) payable either by debit or 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 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 an initial 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.

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.

For a Viewing Call 015394 40060





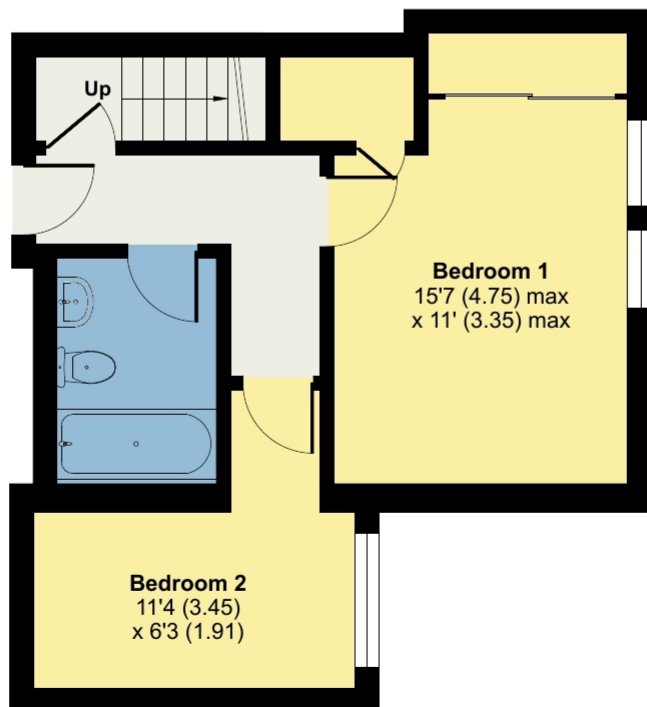
Apartment 4, The Royal, Bowness-on-Windermere, Windermere, LA23

Approximate Area = 719 sq ft / 67 sq m

For identification only - Not to scale



THIRD FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
Produced for Hackney & Leigh. REF: 870889

Church Street Bowness On Windermere - Ref: WR870

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.