

GENERAL INFORMATION

Mains Services: Water, Electric and Drainage

Council Tax Band: A

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.

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 4.50%

Interest rate applied: 3% + 4.50% = 7.50%

£500 x 0.075 = £37.50

£37.50 ÷ 365 = £0.10

10p x 30 days outstanding = £3.00

DIRECTIONS

Proceeding from the office of JH homes continue down the cobbled Market Street at the roundabout take the 1st exit onto Brewery Street which after the pedestrian crossing becomes Fountain Street. Continue along Fountain Street turning right into Wellhead before the next pedestrian crossing, and the property is situated in the first block on the left-hand side. Proceeding on foot from our office continue through the ginnel to the sides of Greggs follow to the left and then turn right and walking diagonally across Buxton Place Car Park at the bottom entrance you will appear on to Fountain Street. Cross the pedestrian crossing turning against the traffic taking the next turn on the left and the property is situated in the first block on the left-hand side.



£750.00



1



2



1



PARKING

Flat 3, Well Head, Fountain Street, Ulverston,
LA12 7EQ

For more information call **01229 314049**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Well-appointed ground floor apartment situated in this town centre position in the popular Market Town of Ulverston offering a comfortable property in the heart of town. The advantage of allocated parking, communal gardens and comprising of two double bedrooms, lounge, kitchen, shower room, electric heating, double glazing and light neutral décor. Sorry No Smokers & Not Suitable For Pets.



Accessed through a communal entry door with security and video phone entry opening to a communal entrance hall with private access to the apartment.

ENTRANCE HALL

Storage heater, security phone entry point control and open access to inner hallway with access to bedrooms, shower room and walk-in airing cupboard with large, insulated tank and immersion heaters.

LOUNGE

14' 11" x 13' 6" (4.55m x 4.13m)
Two double glazed sash windows to front with fitted blinds. Two storage heaters, freestanding electric fire with decorative surround, ample power sockets, TV aerial point and deep alcove recess for display. Door to kitchen/diner.

KITCHEN/DINER

8' 1" x 9' 10" (2.47m x 3.00m)
Double glazed sash windows to front and side. Fitted with a range of base, wall and drawer units with patterned work surface and matching upstand. Inset stainless-steel sink unit with mixer tap and Neff electric hob with Philips cooker hood over, Belling electric oven, recess and plumbing for washing machine and recess for fridge. Tile effect vinyl flooring.

BEDROOM

11' 7" x 9' 7" (3.55m x 2.93m)
Double room situated to the rear with set of double-glazed wood framed French doors, power sockets, night storage heater and ceiling light point.

BEDROOM

11' 9" x 9' 9" (3.60m x 2.98m)
Further double room with fitted blinds to the front window, storage heater, power sockets and ceiling light.



SHOWER ROOM

7' 1" x 5' 10" (2.17m x 1.79m)
Fitted with a three-piece suite in white comprising of WC, pedestal wash hand basin with bathroom cabinet over and shower cubicle with "Mira Sport" electric shower with modern splashbacks and fitted seat. Tiling to splashbacks, electric fan heater, ducted extraction and storage cupboard to side.

STORAGE LOCKER

To the top floor of the building is a lockable attic space with a number of wooden divided storage rooms. Numbered accordingly to apartments and offering space for the storage of personal possessions.

EXTERIOR

Allocated parking and communal gardens. The property does offer a small patio space with pots.

