

GENERAL INFORMATION

Mains Services: Gas, Water, Electric and Drainage

Council Tax Band: TBC

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 5.25%

Interest rate applied: 3% + 5.25% = 8.25%

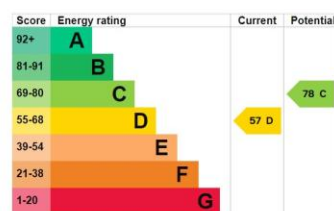
£500 x 0.0825 = £41.25

£41.25 ÷ 365 = £0.113

11.3p x 30 days outstanding = £3.39

DIRECTIONS

From the offices of JH Homes, proceed across the road heading down the walkway to the side of Greggs, turning left where the walkway forks. This will bring you out onto the carpark on Buxton Mews. Walk as though you are heading towards Fountain Street where you will see a further cobbled walk way after the pub to your left. Continue up the left hand side of the properties here where you will come across a small gated yard. Continue through and the wrought iron steps can be seen in front of you.



JH Homes

£725.00



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Flat 2 , Buxton Place, Ulverston, LA12 7EF

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Three bedroom apartment laid out over three floors, excellent sized accommodation situated in central Ulverston. Accessed from rear by way of a set of wrought iron steps to a small flat roof which could be utilised as a patio area into the kitchen. The property in short comprises of kitchen, lounge with views over the main road, bathroom and bedroom to the first floor with storage room and a further two double bedrooms one with limited head height to the second floor. Sorry No Smokers and Not Suitable for Pets.



Accessed by way of a wrought iron staircase to the rear accessed from Buxton Place car park. PVC door with glazed inserts into:

KITCHEN

14' 5" x 10' 4" (4.39m x 3.15m)
Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap. Integrated oven with four ring gas hob and cooker hood over, upright fridge/freezer and plumbing for washing machine. Moveable spot light track to ceiling, radiator, cupboard for storage, uPVC double glazed window to the rear as well as PVC door with glazed inserts giving access to a rear flat roof and the exterior stairs.

INNER HALL

Access to kitchen/diner, lounge and second floor.

LOUNGE

14' 8" x 10' 7" (4.47m x 3.23m)
Shutters to multipaned sash window to front, dado rail, radiator, ceiling light point and feature fireplace with tiled hearth.

SECOND FLOOR LANDING

Access to bedroom, bathroom, storage cupboard, ceiling light point and stairs to third floor.

BATHROOM

13' 4" x 10' 4" (4.06m x 3.15m)
Four piece suite comprising of panelled bath with central taps, low level, dual flush WC, vanity unit housing sink with mixer tap and corner shower. Radiator, ceiling light point and radiator.

BEDROOM

14' 8" x 10' 9" (4.47m x 3.28m)
Double room with multipaned sash window to front with shutters, wardrobes to one wall, ceiling light point and power points.

THIRD FLOOR LANDING

Access to two further bedrooms and ceiling light point.



BEDROOM

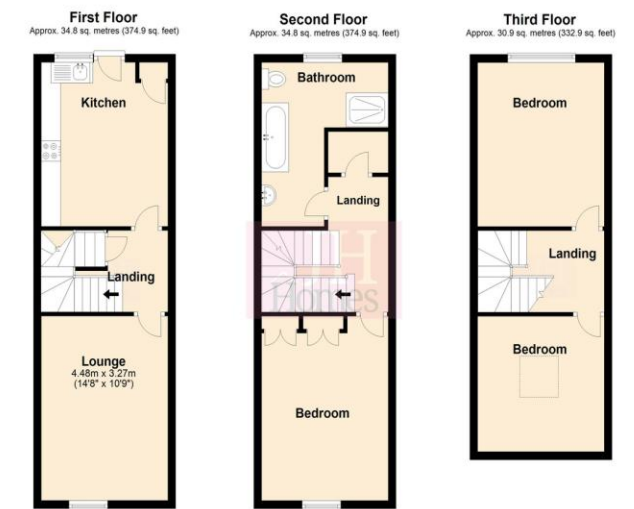
10' 8" x 10' 7" (3.25m x 3.23m)
Double room with large uPVC double glazed window to rear with far reaching views over Ulverston, ceiling light point and radiator.

BEDROOM

10' 8" x 10' 7" (3.25m x 3.23m)
Final double room with Velux roof window to the front, under eaves storage, exposed beams, ceiling light point and radiator.

EXTERIOR

To the rear is a small flat roof which would make ideal seating and metal steps lead to the rear access lane.



Total area: approx. 100.6 sq. metres (1082.8 sq. feet)