Storrs Park

£1,000 pcm

20 Bellman Close
Storrs Park
Bowness-on-Windermere
LA23 3QP

Unfurnished well appointed first floor apartment located in a quiet and sought after development a short distance from Bowness-on-Windermere. Two Double Bedrooms (one with en-suite shower room), reception room, kitchen, bathroom, balcony and off road parking. Would ideally suit professional or retired individual/couple

- Modern apartment with 2 double bedrooms
- 1 Reception room with doors to balcony
- Modern fitted kitchen
- 1 Bathroom & 1 en-suite shower room
- Unfurnished
- Off road parking & communal garden
- Children considered
- No pets, smokers or sharers
- Council Tax Band D
- Available to view

Property Ref: WR632

2   2   1   C

Kitchen

Location: Travelling from Windermere take the A5074 (Lake Road) to Bowness followed by the A592 signed for Newby Bridge. After about 2 miles you will pass Storrs Hall Hotel on the right-hand side, continue along the A592 for approximately 300 yards and Bellman Close is on your left. Follow the road round to the right and continue straight. The property is located in the first block on the right-hand side.

Services: The property benefits from mains Gas, Electric, Water & Sewerage

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 weeks 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 eg: 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.
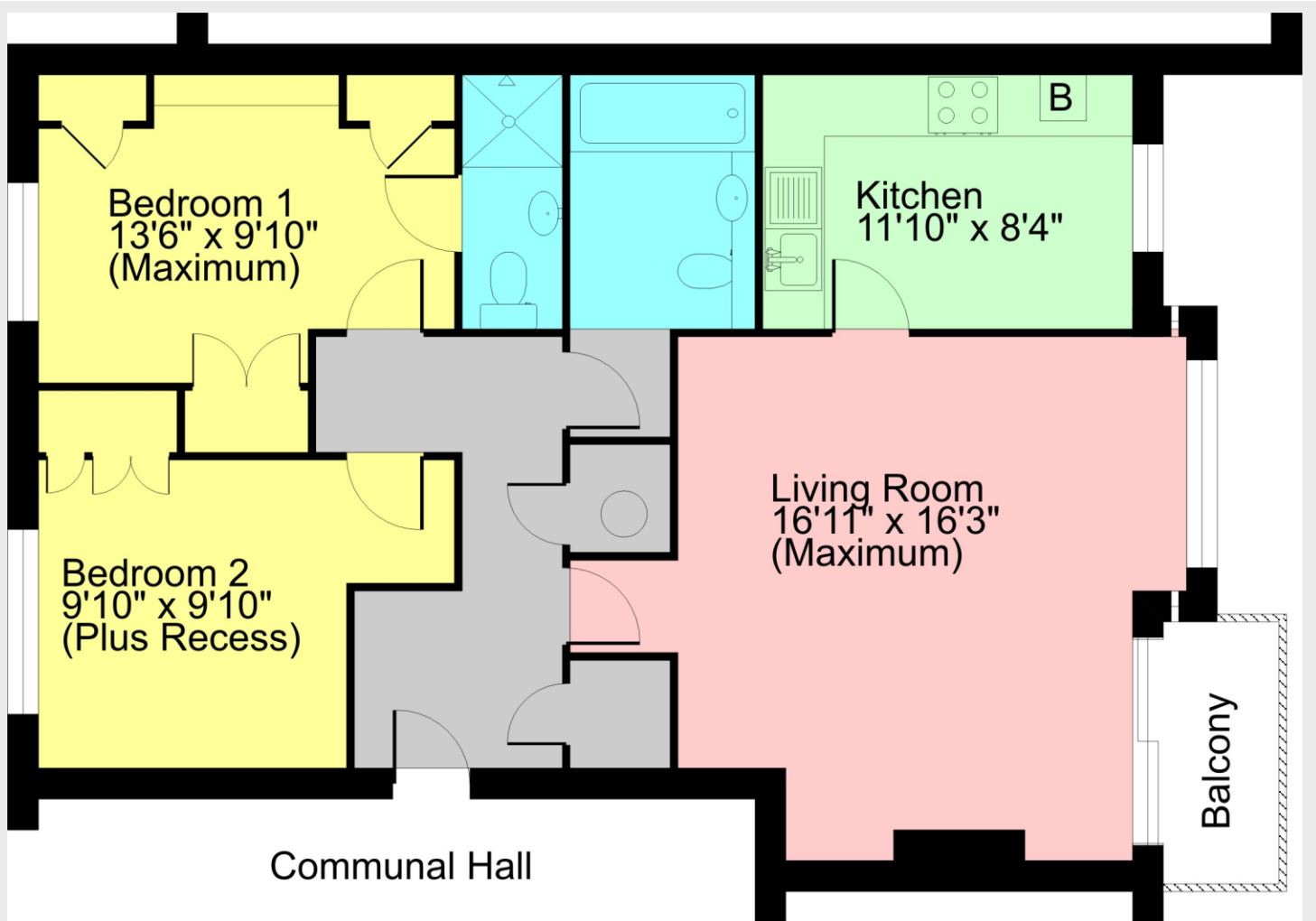
Insurance: It is the Tenants' responsibility to insure their own possessions. Tenants are strongly advised to take out accidental damage cover in respect of the Landlord's property and contents.

For a Viewing Call 01539 792035

Lounge

Master Bedroom

Bedroom 1
13'6" x 9'10"
(Maximum)

Bedroom 2
9'10" x 9'10"
(Plus Recess)

B

Kitchen
11'10" x 8'4"

Living Room
16'11" x 16'3"
(Maximum)

Balcony

Communal Hall

Gross internal square footage = Approx 846 Sq Ft
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

© Drawing by Business Etc Ltd. Unauthorised reproduction prohibited. Drawn in the UK.
Drawing No. WR632/JJ

"Double Click Text To Insert Floor Plan"

20 Bellman Close Storrs Park - Ref: WR632

OnTheMarket.com rightmove

www.hackney-leigh.co.uk