

## Troutbeck Bridge

**£1,250/£1,350**

**pcm**

Flat 27, Calgarth Park  
Ambleside Road  
Troutbeck Bridge  
Windermere  
Cumbria  
LA23 1LF

1 Bedroom 2nd floor apartment with lift access for over 55's. Rent is £1250 for one person, £1350 for two which includes:

- Home cooked 3 course lunch, 5 days a week (exc. bank holidays)
- Background heating and constant hot water
- Communal lounge, dining room, library and laundry room
- Resident manager and Emergency call out service
- Maintenance of gardens and building
- Electric and water rates to be paid direct to providers
- Beautiful communal grounds and views
- off Road Parking
- Council Tax Band B
- Available Now

Property Ref: WR902





## Kitchen

**Location:** Follow the A591 from Windermere to Ambleside, travel past the service station at Troutbeck Bridge and take the next left turning. The property can be found at the bottom of the long drive on the left.

**Services:** Council Tax and mains electric and water supply to be paid directly to provides.

Rent Includes: Heating & Hot water, Home cooked three course lunch Mon – Fri, Communal lounge, library, dining room and laundry, Emergency call out service, Resident manager, Maintenance of building and grounds, Parking, Wifi in communal rooms, Free or reduced tv license.

**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 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.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website [www.hackney-leigh.co.uk](http://www.hackney-leigh.co.uk) and also at any of our offices.

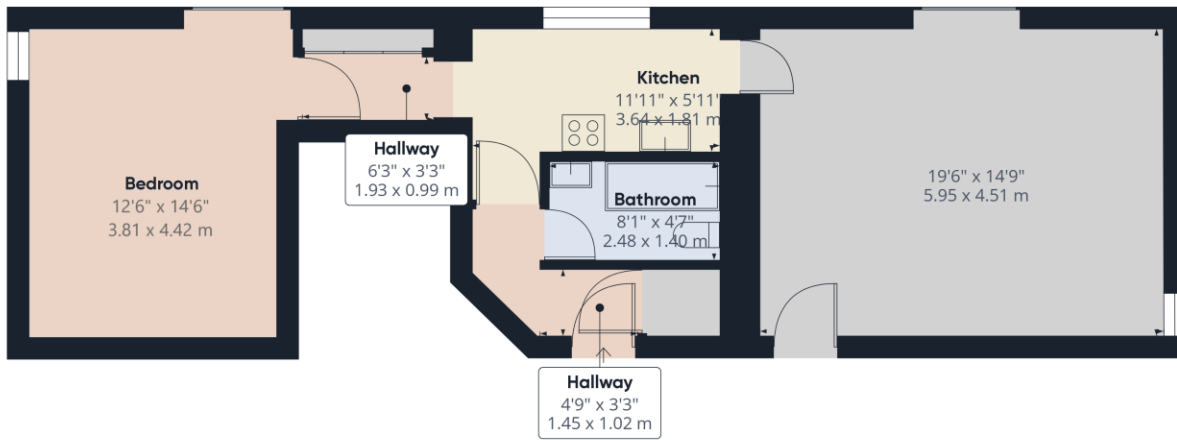
**How to rent:** Prospective tenants are advised to read the government's leaflet which is available here:



Living Room



Communal Gardens



Approximate total area<sup>®</sup>  
 495.41 ft<sup>2</sup>  
 46.03 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ambleside Road Troutbeck Bridge - Ref: WR902

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.