



Windermere

£700 pcm

Flat 1 The Haven
Bank Road
Windermere
Cumbria
LA23 2JW

Unfurnished, One Bedroom, Modern Ground Floor Apartment centrally located to all amenities

- One Bedroom, Modern Ground Floor Apartment
- One Reception Room
- Modern Fitted Kitchen
- Bathroom with shower over bath
- Unfurnished
- No children or pets
- Heating & Hot water included in rent
- Electric paid to LL bi-monthly
- Council Tax Band A
- Available Now

Property Ref: WR411





Kitchen

Location: The property can be found close to the centre of Bowness on the lake shore. Take the Lake Road from Windermere to Bowness. The property can be found opposite the electrical shop on the right. The property is just down the hill on the left.

Furnishings: This property is offered unfurnished with oven and hob.

Services: Mains Electric charged by Landlord, mains Water (Unmetered) and Drainage. Gas is included in the rent. Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&uprn=100110695355>

Viewings: Strictly by appointment with Hackney & Leigh

Ongoing Tenancy Management: Upon tenancy commencement the property will directly managed by 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 and any other utility/service providers' charges supplied to the property 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.

Pets: Pets are unable to be accepted at this property. Pets may not be acceptable for a number of reasons including allergies/medical reasons, conditions within the property lease, lack of outside space, communal grounds or close proximity to a main road. Acceptance of a pet is subject to the Landlords discretion.

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 and also at any of our offices.

How to rent: Prospective tenants are advised to read the government's leaflet which is available here: <https://www.gov.uk/government/publications/how-to-rent>

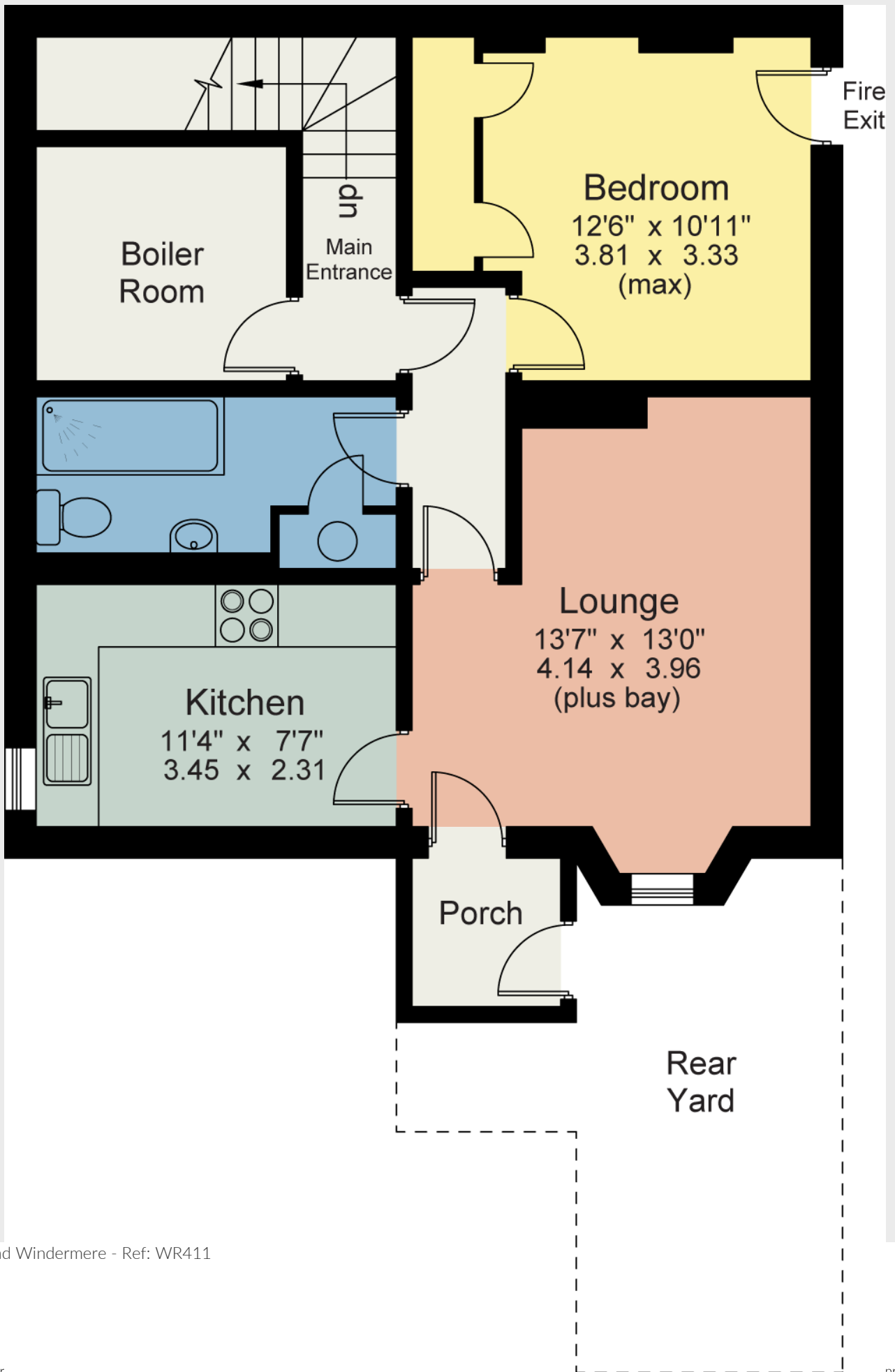
For a Viewing Call 015394 40060



Lounge



Bathroom



Bank Road Windermere - Ref: WR411

Property par
general guid:
suitability or
contact us to

provided for
to the
. Please

Approx Gross Floor Area = 657 Sq. Feet
= 60.90 Sq. Metres



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