

Ulverston

£700 pcm

Flat 6, Wellhead Fountain Street Ulverston Cumbria **LA12 7EQ**

A charming, one bedroom, furnished apartment in this desirable development in Ulverston. The flat comes with allocated parking for one car and is a short walk into the town centre.

- One bedroom, 2nd floor apartment
- Bright living / dining area
- Modern fitted kitchen
- Modern fitted bathroom
- Furnished
- Central location with allocated parking
- Suitable for a professional single person or couple
- Not suitable for pets
- Council tax band B
- Available soon









Kitchen

Location: Fountain Street can be found off thinto Ulverston town centre.

Services: Mains electric. There is an additional £18 per month water bill to be paid with rent. Superfast Fibre Broadand available in this area. Continued Management with Hackney & Leigh.

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

stomatic provision within the lease for early termination and the nant 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.

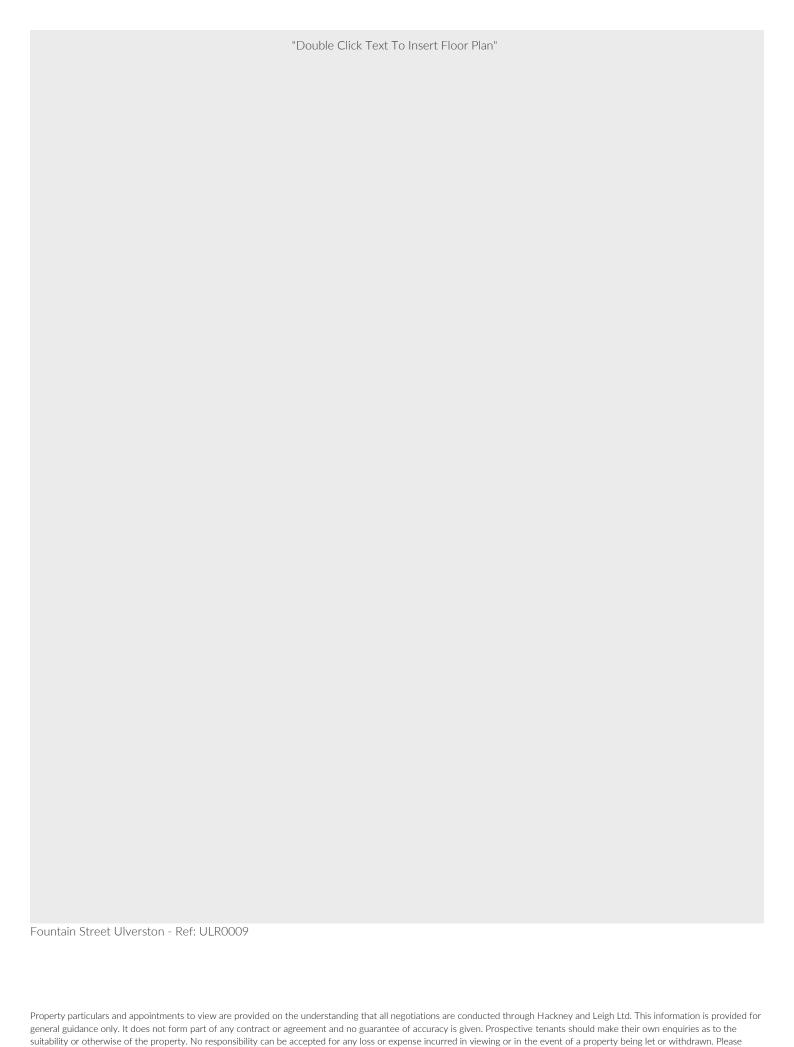
Energy Performance Certificate: The full Energy Performance Certificate is available on our website www.hackney-leigh.co.uk and also at any of our offices.

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



Living Room / Dining Room





OnTheMarket‱ rightmove☆

contact us to confirm the property's availability, especially if travelling some distance.