

GENERAL INFORMATION

Mains Services: Oil, Water and Electric. Heating is by way of a communal boiler and drainage is a septic tank.

Council Tax Band: D

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 5.00%
Interest rate applied: 3% + 5.00% = 8.00%
£500 x 0.08 = £40
£40 ÷ 365 = £0.109
10.9p x 30 days outstanding = £3.28

DIRECTIONS

Coming either from the direction of Newby Bridge or Ulverston turn off the A590 at the Greenodd junction onto the A595 signposted to Coniston and Broughton-in-Furness. Follow the road heading north, just past a road on the right, signposted to Spark Bridge, turn left up a country lane. The road winds up a hill for about a quarter of a mile with the entrance to Summer Hill House found on the right. Follow the drive all the way to its end and park in the visitors parking on the right-hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



£1200.00



1



2



2



PARKING

4 Summerhill, Spark Bridge, Ulverston, LA12 7SS

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Sitting in spectacular surroundings this impressive apartment exudes style and elegance. Being on the top floor of this converted Georgian House this two bedroom property offers an excellent size lounge/kitchen/diner with integrated appliances with ample natural light through multiple sliding sash windows, two bedrooms, one with an ensuite and family bathroom. Complete with use of the communal grounds and parking for two cars. Situated within the sought after area of Spark Bridge which is within driving distance of Ulverston, The Lakes and Coniston Water. Sorry No Smokers & Not Suitable for Pets.



Entered through a wooden communal door with private letter box to side:

COMMUNAL ENTRANCE HALL

Stairs to second floor, wall lights to each floor, traditional radiators, coving to ceiling and half landing single glazed arched and round window. The apartment is accessed by way of a traditional wooden door.

ENTRANCE HALL

Wooden flooring, traditional style radiator, intercom system, roof window and ceiling light points. Inner hall to bedroom and steps to:

LOUNGE/KITCHEN/DINER

47' 0" x 11' 7" (14.33m x 3.53m)
Spectacular room entered through a glazed wooden door with ample spot lights to ceiling, four traditional radiators, wooden flooring and four wooden sliding sash double glazed windows. Lounge area
Light area offering ample seating with open views over the estuary and fountain to the front and trees to the side.
Additional ladder style radiator and open to:

Kitchen/Diner

Fitted with a range of base, wall and drawer units with worktop over incorporating sink with mixer tap and splash backs. Siemens eye level microwave oven and second over, Siemens hob with matching cooker hood over surrounded by decorative shelving with down lights. Integrated fridge, freezer, washer/dryer and dishwasher.

MASTER BEDROOM

14' 4" x 14' 1" (4.37m x 4.29m)
Double room with wooden double glazed sliding sash and window over looking the grounds, traditional radiator and ceiling light point.

ENSUITE

Three piece suite comprising of concealed cistern, dual flush WC, wall mounted sink with mixer tap and walk in shower. Ladder style radiator, tiled floor and walls. Wall mounted cupboards and mirror with light, spot lights to ceiling, extractor and roof window.



INNER HALL

Spot light to ceiling, access to a further bedroom and family bathroom.

BATHROOM

Fitted with a four piece suite comprising of vanity unit housing sink with swan neck mixer tap, cupboards under and over and mirror with light, concealed cistern, dual flush WC, bath with central microphone style shower head and tap and shower all shower with rain head shower fitment. Ladder style radiator, tiles to walls and floor, two roof windows, spot lights to ceiling and extractor.

BEDROOM

15' 9" x 14' 6" (4.8m x 4.42m)
Further double room with wooden sliding sash double glazed windows over looking the grounds and to the estuary in the distance. Ceiling light point and traditional radiator.

EXTERIOR

The property is set in communal grounds offering seating and an abundance of trees and lawned areas. Two allocated parking spaces.

