



4 CARLTON HOUSE, URSWICK ROAD, ULVERSTON, LA12 9LL

£695 pcm

FEATURES

First Floor Apartment

One Double Bedroom

Sought After Area

Good Sized Rooms

Lounge With Open Views

Kitchen/Diner & Modern
Bathroom

Parking To Rear

Close To Ulverston

Electric Heating & Double
Glazing



Off Road
Parking



one bedroom excellent sized apartment with views over open fields. Comprising of lounge with storage cupboard and access to inner hall with doors to kitchen/diner, double bedroom and modern bathroom. Complete with parking, electric heating and uPVC double glazing. Situated within the sought after town of Ulverston with its many amenities and excellent transport links. Sorry No Smokers and Not Suitable for Pets.

Entered through a PVC communal door and proceed up to the first floor with the apartment door being on the right.

LOUNGE

15' 4" x 18' 11" (4.67m x 5.77m)
Good sized room with uPVC double glazed window to the front over looking the fields to the front and Swarthmoor in the distance. Two radiators, two ceiling light points with ceiling roses and double cupboard offering hanging space.

INNER HALL

Access to bedrooms, bathroom and kitchen. Ceiling light point and loft access.

KITCHEN

17' 10" x 9 ' 7" (5.44m x 2.92m)
Fitted with a matching range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap. Integrated oven and gas hob with cooker hood over, space and plumbing for washing machine, space for dryer and space for upright fridge/freezer. Moveable spot lights to ceiling, tiled splash backs, radiator, breakfast bar area and uPVC double glazed window to rear.

BEDROOM

10' 2" x 10' 6" (3.1m x 3.2m)
Double room with uPVC double glazed window to rear, ceiling light point and radiator.

BATHROOM

7' 3" x 6' 1" (2.21m x 1.85m)
Modern three piece suite comprising of pedestal wash hand basin, low level, dual flush WC and paneled bath with screen and mixer shower over. Modern paneling to walls, radiator, extractor and ceiling light point.

EXTERIOR

Parking to rear.



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 expense s.

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.

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 reletting 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.

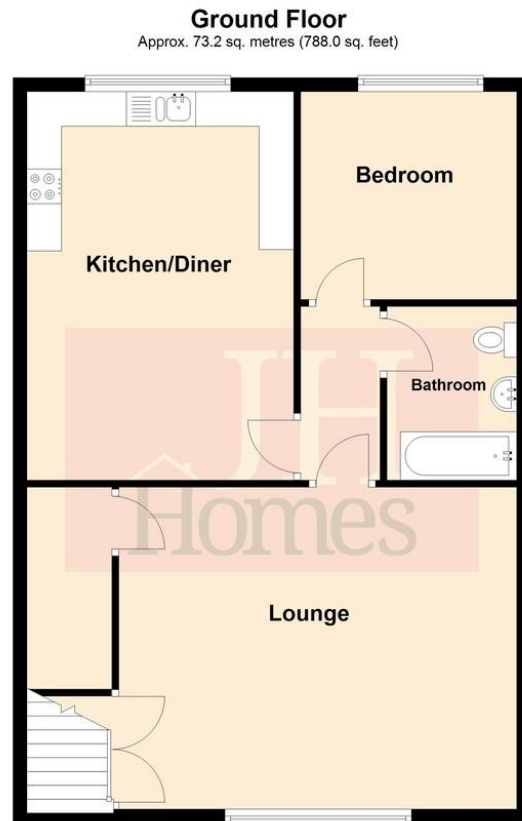
The current Bank of England base rate is 4.00% Interest rate applied: 3% + 4.00% = 7.00%

$£500 \times 0.0700 = £35.00$

$£35.00 \div 365 = £0.096$

$9.6p \times 30 \text{ days outstanding} = £2.88$





Total area: approx. 73.2 sq. metres (788.0 sq. feet)

Call us on

01229 445004

contact@jhhomes.net

www.jhhomes.net/properties

GENERAL INFORMATION

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains Gas, Electric, Water & Drainage

DIRECTIONS:

Leaving the office of JH Homes proceeded up the cobbled Market Street, at the market cross turn left onto Queen Street. Continue to the end of Queen Street and at the traffic lights continues straight across into Princes Street. Following the road pass the railway station entrance to the right and then past Ulverston Victoria High School and Sixth Form on the left. Proceed through the dip and as you climb out take the first turning on the right onto Urswick Road. Proceed along Urswick Road past the turning to Meeting House Lane and Birkett Drive with the property being situated on the left hand side just after Birkett Drive.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	78 C
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

