



Ambleside

£1,250 pcm

Argyle Cottage
Chapel Hill
Ambleside
Cumbria
LA22 9EB

A fantastic opportunity to rent this Lakeland cottage in the popular town of Ambleside. Offered part furnished, the property comprises of; Three bedrooms, living and dining room, fitted kitchen and separate utility, fully fitted bathroom and additional shower room.

- Lakeland Cottage
- Three Bedroom Accommodation
- Living Dining Room with Featured Burner
- Modern Bathroom and Separate Downstairs Shower Room
- Ideal Location in the Popular Lake District Town
- Part Furnished
- Not Suitable for Pets
- No Smokers
- Council Tax Band TBC
- Available Soon

Property Ref: AMR1108

3 

2 

1 

TBC 



Living Dining Area

Location: From the Hackney & Leigh office, proceed north on Rydal Road and take the second exit on the roundabout on to Smithy Brow. Proceed up the hill and merge left on to Kirkstone Road, turn right at the grass and benches to the parking square and merge right on to Chapel Hill. Argyle Cottage can be found on the right hand side.

What3Words: ///viewer.showed.nappy

Furnishings: The property is offered furnished as pictured, and seen on viewing. Non-Integrated white goods are left on a no repair/no replacement basis.

Access to a store shed at the rear of the property on offer to successful applicants.

Services: Mains Electric, Gas, Water (Unmetered) and Drainage. Electric is sub-metered from the flat below, submitting readings to pay proportion of bills. Gas & water to be paid proportionately for the usage against the bill including residence downstairs. Internet Speed:

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&uprn=100110695355>

Note: Council Tax Band is TBC, the council tax band will be confirmed by the council one the property will be let. Applicants are advised to directly ask the council for further information.

Viewings: Strictly by appointment with Hackney & Leigh – Ambleside Office.

Ongoing Tenancy Management: Upon tenancy commencement the property will be 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, 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.

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:

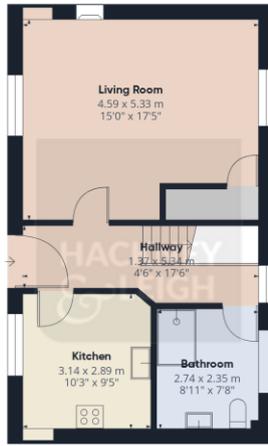
<https://www.gov.uk/government/publications/how-to-rent>



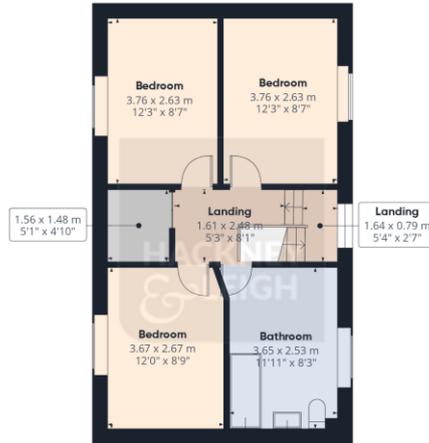
Kitchen



Bedroom One



Floor 0



Floor 1

Approximate total area⁽¹⁾
98.3 m²
1058 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Chapel Hill Ambleside - Ref: AMR1108

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.