







Fully furnished superb 3 bedroom refurbished 2nd floor apartment offering spacious living accommodation.

£725 pcm

Flat 2
2 Oak Street
Windermere
Cumbria
LA23 1EN

- Spacious 3 bedroom refurbished 2nd floor apartment
- Large Lounge, New Kitchen and Bathroom with shower
- Fully Furnished
- Permit on-road parking (SLDC)
- Recently updated this property would make an ideal home
- Children welcome, No Pets, Sharers or DSS
- Central village location
- Gas Central Heating
- Council Tax Band C
- Available October 2016

Property Ref: WR612

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Lounge

Location: The Property is located in the village centre above the Co-op.

Services: Mains gas, electric and water.

The Tenancy: The property will be let on a fixed term Assured Shorthold Tenancy for a minimum period of 6 months. There is no 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 providers charges supplied to the tenant during the tenancy.

Insurance: It is the tenants responsibility to insure their own household contents for the term of the tenancy and to have accidental damage cover in respect of the Landlords property.

References: All Applicants will be required to provide satisfactory references i.e. Employer, Current Landlord and 2 Character References. For the Self-Employed, a reference from your Accountant or Solicitor will be required. A Credit Reference will be obtained from Van Mildert Tenant Referencing at a cost of £20 inc VAT per Applicant (non-returnable). Acceptance of References and the offer of a tenancy is at our discretion.

Tenants Application & Costs: At the time of applying you will be required to pay an Application Fee of £120 inc VAT per property and the Credit Reference Fee of £20 inc VAT per person either by cash/cheque or debit card. These fees are non-refundable.

Deposit & Rent: The successful Tenant will be required to pay a deposit prior to the start of the tenancy, equal to one calendar months rent plus £100. 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 months 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.

Application Forms: Are available from Hackney & Leigh offices. Each application must be accompanied by payment of the application fee and the credit reference fee. In order to be eligible to rent a residential property in the UK, you will be asked to provide evidence of nationality and identity to validate your "Right to Rent" under the Immigration Act 2014. This applies to all adults of 18yrs and over.

Viewings: Strictly by appointment with Hackney & Leigh – Windermere Lettings Office. Telephone: 015394 40060.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website 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>

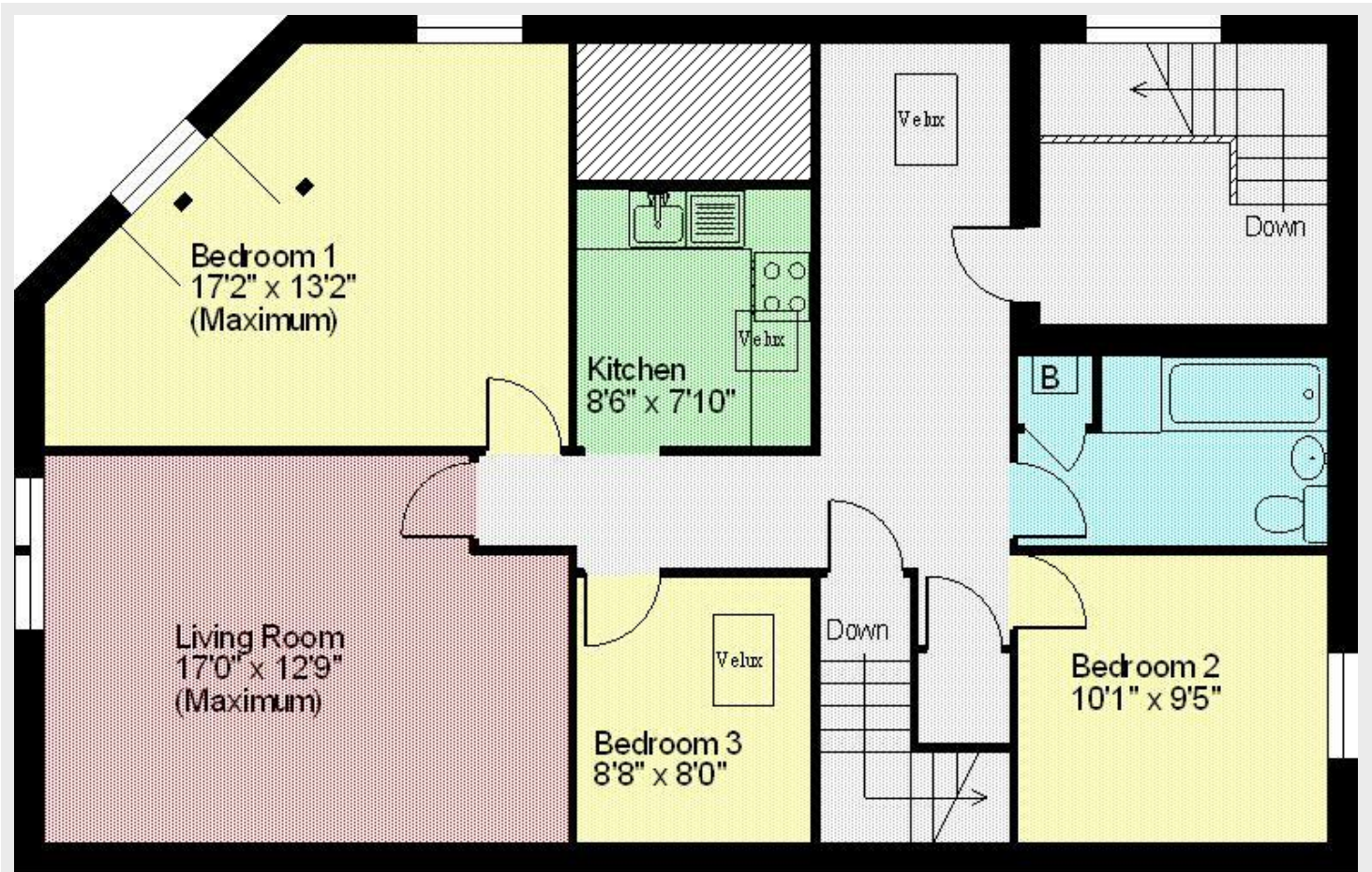
For a Viewing Call 015394 40060



Kitchen



Bedroom 1



Gross internal square footage = Approx 965 Sq Ft

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Drawing No. W4090/C

Flat 2, 2 Oak Street - Ref: WR612

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or with drawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.