



TO LET

FLAT 4, 5 COLLEGE ROAD, WINDERMERE,
CUMBRIA, LA23 1BU

£495 PER CALENDAR MONTH

A conveniently located, first floor, one bedroom apartment in the centre of Windermere which provides a separate kitchen, bathroom and sitting room. This apartment is unfurnished and available to let immediately on an initial six month assured shorthold tenancy.

Edwin
Thompson



TO LET Flat 4, 5 College Road, Windermere, Cumbria, LA23 1BU

The Accommodation briefly comprises:

Flat:

A communal entrance door to the front provides access into a communal lobby and stairs leading up to Flat 4. Upon entering the flat, to your left is a spacious living room immediately ahead is a kitchen. To your right there is a double bedroom and separate bathroom that benefits from a bath with an overhead shower, hand wash basin, WC and wall mounted towel heater.

Services:

Electric heating.

Council Tax:

The Westmorland & Furness Council website states that the property is in council tax band "B" the tax for the year 2024/2025 being £1,688.39.

Rent:

A rent of £495 per calendar month, exclusive of outgoings, is expected for the property.

Tenancy Deposit:

A deposit of £571 is payable at the onset of the Tenancy.

Tenancy Agreement:

The tenant will sign a standard Tenancy Agreement for an initial period of 6 months prior to taking possession of the property. A copy of the agreement is available for viewing at the office.

EPC:

EPC rating "C" (74) A copy of the Energy Performance Certificate is available for viewing at Edwin Thompson's Office.

Viewings:

By arrangement with Edwin Thompson LLP.

Applications:

Application forms are available from this office.

A holding deposit equal to 1 week's rent £114 is payable by the successful applicant. This will then be used towards the first month's rent if the referencing is successful.

The deposit is non-refundable if the tenant withdraws their application or fails to give accurate information on their application forms.



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Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

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