



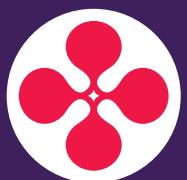
TO LET

**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**



1 1 1

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.



**Edwin
Thompson**



23 Church Street,
Windermere
Cumbria
LA23 1AQ

T: 015394 48811
F: 015394 48916
E: windermere@edwin-thompson.co.uk
W: edwinthompson.co.uk

Regulated by RICS



Berwick upon Tweed
Carlisle
Galashiels
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

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

IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in September 2024.