

**TO LET**

Initially on a 6 months **Unfurnished** Assured Shorthold Tenancy (*longer term may be available following initial rental period*).  
**Available Immediately**



**1 BANDROOM FLAT**  
**High Bentham, Nr Lancaster, LA2 7HF**

**Rental Price: £500 per calendar month payable monthly in advance, subject to conditions**

**Returnable Damage Bond: £500 payable in advance**

**Viewing: By appointment through Richard Turner & Son Bentham Office.**

Comprising a modern newly decorated single bedroomed ground floor apartment incorporating living kitchen, shower room, gas central heating and sealed unit double glazing.

Off street vehicular parking facility in neighbouring Auction Mart yard apart from on sale days.

Situated in a tucked away predominantly quiet yet central location close to all local amenities.

Council Tax Band **A**

Energy Performance Certificate Band **D**

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Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

T: 015242 61444 E: [property@rtturner.co.uk](mailto:property@rtturner.co.uk) W: [www.rtturner.co.uk](http://www.rtturner.co.uk)

#### Rental Conditions:

The tenant will be responsible for payment of own council tax and all usual outgoings i.e. water, electricity, telephone etc.

**Please Note:** Following successful referencing and acceptance of a tenant's application by the landlord and in order for letting agents to comply with Government Legislation and HM Revenue and Customs (HMRC) Anti-Money Laundering regulations, we are now obliged to ask all prospective tenants to complete an Identification Verification Questionnaire. We will require the prospective tenant to provide us with satisfactory "Identification Verification Documents" i.e. Passport, Driving Licence, Identity Cards and Residence Permits to conduct the search via Experian to verify the information provided. Please note the Experian search will NOT involve a credit search.

**A TENANCY DEPOSIT** (returnable damages bond) will be required before entry which will be deposited with the **GOVERNMENT CUSTODIAL SCHEME** of the **DEPOSIT PROTECTION SERVICE**; at the end of the tenancy the condition and contents of the property will be checked with the intention of reaching an agreement between landlord and tenant how much of the deposit will be returned. The agreed amount should be received by the tenant within 10 days, however, if no agreement can be reached about how much of the deposit should be returned there will be a **free service, offered by the custodial scheme** protecting the deposit, to help resolve disputes. Any disputed part of the deposit will be held by the scheme until the dispute is resolved. The deposit protection service can be contacted at [www.depositprotection.com](http://www.depositprotection.com) or on Tel: 0870 707 1707.

**How to rent - The checklist for renting in England:** To obtain an up to date edition of this government checklist please click the following link:- [www.gov.uk/government/publications/how-to-rent](http://www.gov.uk/government/publications/how-to-rent)

#### **Accommodation Comprising:** (Wood laminate flooring predominantly throughout).

##### Entrance Vestibule:

Centre light, smoke alarm. Built in boiler cupboard housing "Valiant" gas boiler providing full central heating and instant hot water, electric circuit breaker.

##### Living Kitchen:

18' x 12'1 (5.49m x 3.68m) Modern fitted base and wall cupboards incorporating stainless steel single drainer sink unit, electric cooker recess with overhead extractor hood, auto washer recess and tumble dryer recess and work surfaces with tiled splash backs, centre light, strip light, 2 x radiators, smoke alarm, TV point, telephone point, glazed panel outside door.

##### Bedroom:

11'6 x 10'6 max (3.51m x 3.20m max) Centre light, radiator.

##### Shower Room:

6'10 x 4'9 (2.08m x 1.45m) Fully tiled shower cubicle, WC and wash hand basin. Tiled splash backs, centre light, radiator, auto extractor vent.

##### Outside:

Rear Garden area with space for table and chairs (shared with first floor apartment).

##### Utilities:

Mains water, electric, gas and drainage connected. External service meter cupboards.

##### Tenant Finding Agents:

Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF.  
Tel: 015242 61444.

#### Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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