



TO LET:

54a Main Street, Keswick, CA12 5JS

Situated within the centre of Keswick, above a restaurant yet having a quiet location, this first and second floor flat is approached from Main Street via a shared pedestrian access and external staircase. The property is furnished, carpeted, and is in good order, enjoying surprisingly spacious two bedroomed accommodation and double glazing.

The property is available to rent on an initial 6 month Assured Shorthold Tenancy.

The Accommodation briefly comprises:

On the First Floor

Entrance Hall. Open plan **Kitchen;** comprising base and wall units with work tops, washing machine, stainless steel single drainer sink, oven and hob and under counter fridge. **Living Area/ Dining Area** with TV, sofa and dining table.
Stairs leading up to a split Landing.

On the Second Floor

Bathroom including bath with shower above, WC, wash basin, and wall mounted towel rail. **Bedroom 1; Double** with built in wardrobe, desk and double bed. **Bedroom 2; Double** with built in wardrobe.

Services:

Mains' water
Electric central heating
TV and telephone points

Council Tax:

The Cumberland Council Tax website states that the property lies in band 'B', the Council Tax for the year 2022/2023 being £1665.12.

Rent:

A rent of £675 per calendar month, exclusive of outgoings, is expected for the property.

Deposit:

A deposit of £775 will be payable at the onset of the tenancy.

EPC:

Energy Performance Rating 'D' (62). A copy of the Energy Performance Certificate is available for viewing at Edwin Thompson's office.

Tenancy Agreement:

The tenant will sign a standard tenancy agreement prior to taking occupation of the property. A copy of the agreement is available for viewing at the office.

Viewings:

By appointment with Edwin Thompson.

Applications:

Application forms are available from the Keswick Office, or by email and post upon request.

The successful applicant will be asked to pay a holding deposit of £155 equal to 1 weeks rent. This will 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.