

TO LET

85a Main Street, Keswick, CA12 5DT

Edwin
Thompson



rightmove 

£750 pcm



Brief Résumé

A two bedroomed flat set out over two floors, one of two flats sharing a communal entrance hall and external staircase. The flat enjoys gas fired central heating and secondary/double glazing. Easy access to the town centre.

Accommodation:

On the First Floor

Entrance hall with cloaks cupboard.

Kitchen/ Diner

Comprising of base units with worktops, wall units, Hotpoint fridge freezer, storage cupboard, velux window, Potterton wall mounted boiler, Tricity Bendix electric oven with hood above.

Bedroom 1

Double Room with built in mirrored 3 door wardrobe.

Shower Room

Shower cubicle, WC, wash basin, and extractor fan.

Inner Hall with stairs off.

Living Room

Spacious living room featuring an electric fire in free standing fire place, TV and telephone points, recessed shelving.

On the Second Floor

Landing with shelved storage cupboard.

Bedroom 2

Double Room with half laminate half carpet flooring and dormer window.

Bathroom

Bath with Mira shower over, WC, wash basin, and rooflight.

Outside

A communal bin store

Services

All mains services, including gas. Gas fired central heating with radiators throughout. TV and telephone points. Potterton wall mounted boiler in kitchen.

Council Tax

We are informed by Allerdale Borough Council that the property lies in Band A, Council Tax for the year 2023/2024 being £1593.25

Rent

A rent of £750 per calendar month, exclusive of outgoings, is expected for the property.

Damage Deposit

A damage deposit equal to 5 weeks rent will be payable at the onset of the tenancy £860.

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.

EPC

An energy rating of “C” (70). Available on request from our Keswick office

Viewing

By appointment through Edwin Thompson.

Applications:

Application forms are available from this office.

A holding deposit equal to 1 week’s rent £170 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.