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36 ST LEONARDS CLOSE, COCKERMOUTH CA13 0JA
£700 PCM

A spacious furnished ground floor flat located within an easy walk of all the shops, cafes, bars and restaurants in town. Available with immediate effect the property includes a living room, a modern kitchen/breakfast room, under stairs store, two double bedrooms and a fitted bathroom. In addition the property benefits from an enclosed frontage plus a rear garden, perfect for summer days.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £700.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown. EPC band D

Communal Hall

Front door leads into communal hall with a door to rear gardens and door into the apartment.

Living Room

16' x 11' 2" (4.88m x 3.40m)

Double glazed window to front, double radiator, electric fire with surround, coved ceiling, linen cupboard, door to inner hall.

Inner Hall

Doors to rooms, built in coat cupboard with fuse box.

Kitchen

13' x 7' (3.96m x 2.13m)

Recently fitted stylish range of base and wall mounted units with work surfaces, single drainer sink unit, integrated electric hob, oven and extractor hood, space for washing machine, wall mounted combi boiler, double glazed window to rear, double radiator, wood effect flooring, space for bistro table, useful larder cupboard, door to rear lobby.

Rear Lobby

Part double glazed PVC door to garden, space under stairs for storage or bikes.

Bedroom 1

13' 7" x 9' 7" (4.14m x 2.92m)

Double glazed window to front, double radiator.

Bedroom 2

10' 2" x 9' (3.10m x 2.74m)

Double glazed window to rear, double radiator, built in double and single wardrobes.

Bathroom

Double glazed window to side, recently fitted to include panel bath with electric shower unit and glass screen, hand wash basin and low level WC. Tiled areas and PVC cladding to splashback areas, tile effect flooring, double radiator.

Gardens

To the front of the property is an area enclosed by dwarf fencing and laid to gravel. At the rear of the property is a garden area laid with stone chippings with views over allotments behind.

Additional Information

Council Tax Band: A

Mains water, sewage, gas and electricity are connected and the tenant will be responsible for charges relating to these services.

Broadband type & speed: Standard 16Mbps / Superfast 76Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom as of February 26' indicates EE and Vodafone have limited service indoors but others are ok. All networks have service outside

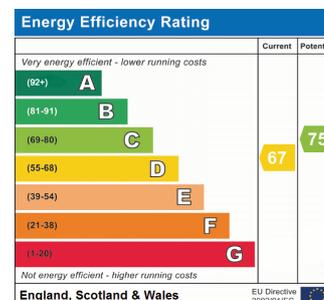
The tenancy will be an assured shorthold tenancy for an initial term of six months unless otherwise agreed. The tenancy will be managed by Lillingtons on behalf of the landlord.

All applications will be subject to a referencing and immigration Right to Rent check. For more details please refer to our application guidance notes available from any of our branches or by visiting our website.

Directions

Directions

From the town centre proceed out past the Trout Hotel heading for Workington and turn right over the river bridge onto Gote Road. Take the first turning on the right by the modern apartments and then take the 1st left into St Leonards Close. The block where the flat is situated is in the top right hand corner near the garages.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.