

PLET162

TO LET

On a 6 Months **Unfurnished** Assured Shorthold Tenancy (or longer by negotiation).
(Non Smokers Only).

Ground Floor Apartment No 1 Bandroom Flat High Bentham Nr Lancaster LA2 7HF



Rental Price: £395 per calendar month payable monthly in advance, subject to conditions

Returnable Damage Bond: £500 payable in advance

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

Comprising a modern newly refurbished 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.

**Non Smokers Only.
Strictly No Pets.**

Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
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F: 01200 441666
E: sawley@rtturner.co.uk

Royal Oak Chambers, Main Street
BENTHAM LA2 7HF
T: 015242 61444
F: 015242 62463
E: bentham@rtturner.co.uk
VAT Reg. No. 636 2413 54

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
T: 015395 66800
F: 015395 66801
E: kendal@rtturner.co.uk

N.B. Conditions: The tenant will be responsible for payment of own council tax and all usual outgoings i.e. electricity, gas, water, telephone etc. The ingoing tenant will be responsible for the landlord's reasonable costs incurred preparing the lease to the sum of £90.00 (*inclusive of VAT at current rate of 20%*) and also a MARAS (*Managing Agents Reference Assistance Services Ltd*) security check charge to the sum of £30.00 (*inc VAT*) per Adult person, both sums payable in advance. A tenancy deposit (returnable damages bond) of £500.00 will be required before entry which will be deposited in the new **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 or on Tel: 0870 707 1707.*

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: Modern fitted base and wall cupboards incorporating stainless steel single drainer sink unit, auto washer recess, electric cooker recess with overhead extractor hood and work surfaces.
18' x 12'1
(5.49m x 3.68m)
2 x centre lights, 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 basin. Tiled splash backs, centre light, radiator, auto extractor vent.



Outside:

Gravelled amenity area shared with first floor apartment.



Services:

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

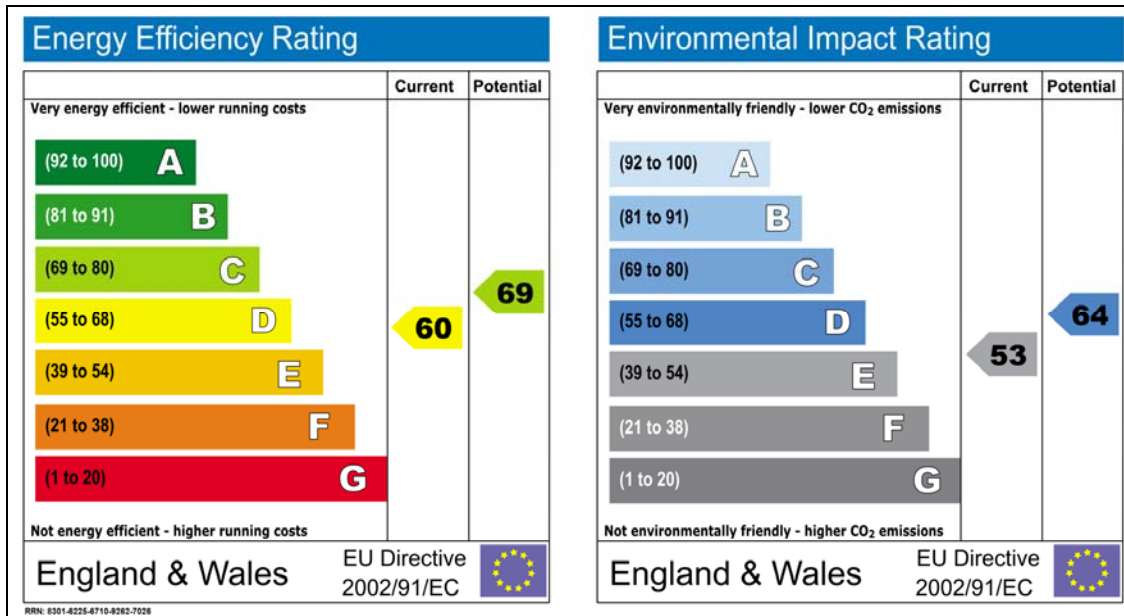
Council Tax Band:

A.

Tenant Finding Agents:

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

Energy Performance Certificate



MISREPRESENTATION ACT 1967:

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