

PLET278 / RPB01999

## TO LET

On a 6 Months **Unfurnished** Assured Shorthold Tenancy  
**Available Immediately. (Non Smokers Only).**

### **Toby Jug Apartment 7B Station Road High Bentham Nr Lancaster LA2 7LH**



**Rental Price: £500 per calendar month (payable monthly in advance) plus \*fees\***

**Returnable Damage Bond: £600 Payable in advance**

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

An extremely spacious and much larger than average first floor 3 bedroomed apartment incorporating full sealed unit double glazing and a generous ground floor store room/entrance which has formerly been utilized as a garage.

**PETS:- *Pets are not generally permitted however in certain circumstances they may be allowed subject to the prior consent of the landlord.***

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**\*Fees\*/Conditions:** The tenant will be responsible for payment of own council tax and all usual outgoings i.e. water, electricity, gas, telephone etc. The ingoing tenant will be responsible for the landlord's reasonable costs incurred for the preparation and serving of the lease agreement (*this is usually a sum of £90.00 (inclusive of VAT at current rate of 20%) however this figure may vary depending on the actual solicitors acting on behalf of the landlord*). The ingoing tenant will also be responsible for payment of "**DILIGENT**" fee (*Diligent Referencing Services*) representing a security check charge to the sum of £30.00 (*inc. VAT*) per Adult person. Following successful referencing and acceptance of a tenant's application by the landlord, in order to comply with Government Legislation we will require the perspective tenant to provide us with satisfactory "Identification Verification Documents" i.e. Passport, Driving Licence, Identity Cards and Residence Permits. Both the Lease fee and Diligent fee are payable in advance. A tenancy deposit (*returnable damages bond*) will be required before entry which will be deposited in 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 as to 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 Government 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 or on Tel: 0870 707 1707.* **How to rent - The checklist for renting in England:** *To obtain 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:** (full sealed unit double glazing and gas central heating installed)

### **Ground Floor:**

**Former Garage/**

Water meter, gas meter, centre light.

**Storeroom Entrance:**

36'9 x 7'7 (11.20m x 2.31m)



**¼ Landing:**

Storage cupboard incorporating gas central heating boiler.

### **First Floor:**

**Landing:**

17'6 x 7'2 max approx  
(5.33m x 2.18m max approx)

Centre light, smoke alarm, airing/cylinder cupboard with immersion heater, 2 centre lights, radiator, large velux roof window.

**Bedroom 1:**

15'10 x 7'11 (4.83m x 2.41m)

Built in wardrobes, centre light, radiator.



**Lower Landing:**

17'2 x 2'11 (5.23m x 0.89m)

Built in storage cupboards, centre light, smoke alarm.

**Lounge:**

17'8 x 12' (5.38m x 3.66m)

Feature stone built fireplace housing electric stove, 2 radiators, wall lights, centre light, TV point.



**Bedroom 2:**

14'5 x 7'7 (4.39m x 2.31m)

Built in wardrobes, centre light, radiator.



**W.C:**

4'3 x 4' (1.30m x 1.22m)

Wash hand basin, tiled dado, centre light, auto vent.



**Dining Kitchen:**

13'11 x 8'9  
(4.24m x 2.67m)

Newly fitted cupboards and units incorporating stainless steel single drainer sink unit, plumbed automatic washer and dish-washer recess, free standing electric cooker with overhead extractor hood and work surfaces with tiled splashbacks, panelled dado, 2 centre lights, smoke alarm, walk in pantry cupboard (3'3 x 3'1) with centre light.



**Inner Landing:**

6'7 x 2'8 (2.01m x 0.81m)

Radiator, smoke alarm.

**Bedroom 3:**  
15'6 x 9'7 (4.72m x 2.92m)

Built-in wardrobes, centre light, radiator.



**Bathroom:**  
11'8 x 8'10 (3.56m x 2.69m)

Newly fitted 3 piece bath suite plus shower cubicle. Tiled splashbacks.



**Outside:** Pavement Frontage

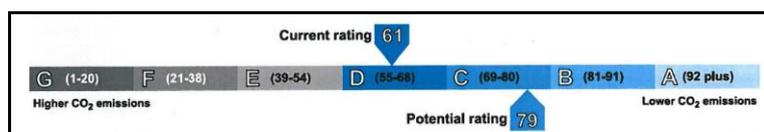
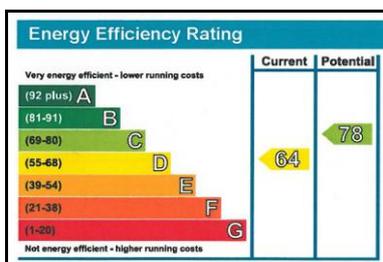
**Services:** Mains water, electricity, gas and drainage connected.

**Council Tax Band:** (A) verbal enquiry only

**Tenant Finding Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.  
**Through whom all offers and negotiations should be conducted.**

*Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.*

### Energy Performance Certificate



#### MISREPRESENTATION ACT 1967:

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