



10 BRIDGE STREET, AMBLESIDE, LA22 9DU
£800 per month

Carter Jonas

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Located in the centre of Ambleside, this charming, terraced, two-bedroom cottage is available to let on an Assured Shorthold Tenancy with immediate effect.

The property briefly comprises;

Living Room (2.56m x 5.26m)

A light, airy sitting room with a carpeted floor, two windows overlooking Stock Ghyll.

Kitchen (1.76m x 3.49m)

Built in wall and base units as well as an integrated cooker, hob, and extractor.

Central hallway

With staircase leading to the bedrooms and bathroom.

Bathroom (2m x 2.88m)

A spacious bathroom with a white toilet, wash hand basin, bath with a shower over and a frosted window.

Bedroom 1 (3.1m x 5.04m)

Large double bedroom with adjoining dressing room/storage space and a double radiator.

Bedroom 2 (2.99m x 3m)

A small double or large single bedroom with a double radiator.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Parking

There is no parking at the property, a permit can be purchased from Westmorland and Furness Council.

Tenancy

The property is available to let on an unfurnished Assured Shorthold Tenancy for an initial term of 6 months. The rent will be £800 per calendar month, payable monthly in advance by standing order.

Deposit

A deposit of £923 is payable, which is returnable at the end of the tenancy, subject to satisfactory compliance with the terms of the tenancy agreement. This will be held in accordance with the Tenancy Deposit rules under the Housing Act 2004.

Services and Outgoings

Mains water, electricity, gas and drainage.

The tenant will be responsible for all outgoing on the property as well as the minor maintenance and decoration internally. The landlord will be responsible for structural repairs and exterior decoration.

Multiple Occupation

Multiple Occupation of the property will not be permitted.

Council Tax

The property falls within Council Tax Band C and the payment rate for 2023/2024 financial year to Westmorland and Furness Council is £1,940.27

Viewing

Viewing is strictly by prior appointment with the Carter Jonas, Kendal office. Please contact 01539 722 592 to arrange.

Procedure for Applicants

To apply for the tenancy please complete an application form and return to Carter Jonas LLP, 52 Kirkland, Kendal, Cumbria, LA9 5AP.

Sorry no smokers.

No pets.



Kendal - Rural 01539 722592

kendal@carterjonas.co.uk

52 Kirkland, Kendal, LA9 5AP



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Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included, these are confirmed in a separate inventory. If you require further information please contact us.

*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.