



**7, Bainbridge Court**  
**Sedbergh, Cumbria, LA10 5EA**

**Cobble Country**  
*Dales & lakes*

*Town & Country Property Agents Est. 1992*

# 7, Bainbridge Court, Sedbergh, Cumbria, LA10 5EA

## Monthly rent £615

A purpose built apartment close to the Towns amenities, this is a ground floor apartment with private access.

A dedicated parking space and the availability of visitor parking is included.

Comprising two double bedrooms, Three piece bathroom with shower over the bath and a open plan lounge/dining./kitchen with oven, hob, washer and fridge included. The apartment also includes fitted carpets and curtains.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environment Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### Tenant Liabilities

The tenant is liable to pay the electricity, gas, water rates, telephone charges, contents insurance and the council tax.

### Application

If you would like to apply for the tenancy of this property you are required to pay an application fee of £120.00 (Inc. VAT) If your application is successful, then you are required to pay a deposit for the property which will be held by the Deposit Protection Service against the cost of repair or replacement of landlords fixtures and fittings, furniture, decoration or any outstanding rent payments.

### Tenancy

The initial lease will be a six month term. No pets and no smoking.

### SERVICES

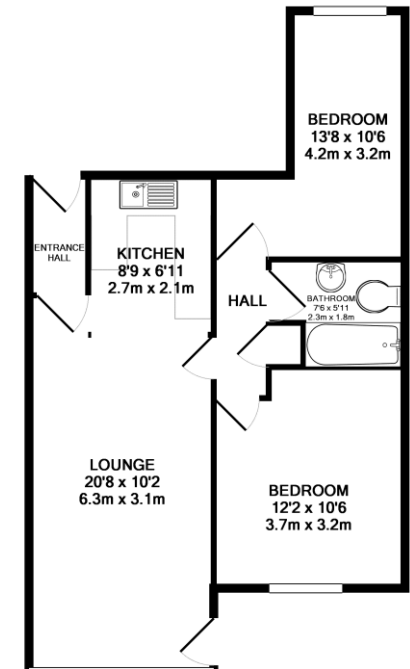
Electric heating, water and drainage.

### COUNCIL TAX BAND

We are advised that the property is currently in Band B.

### DIRECTIONS

From our office proceed a short distance down Main Street the turn Left onto Joss Lane, up the Hill and first left onto Bainbridge Road. Continue around the S bend and Bainbridge Court is halfway down the Hill on the left.



TOTAL APPROX. FLOOR AREA 571 SQ.FT. (53.1 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2012

Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation of warranty in relation to this property.

C1041 Printed by Ravensworth 01670 713330

**VIEWINGS:** Viewings are strictly by arrangement with the sole agent:

Cobble Country Property, 59 Main Street, Sedbergh, Cumbria. LA10 5AB

Tel: 015396 21000

Email: [sedbergh@cobblecountry.co.uk](mailto:sedbergh@cobblecountry.co.uk)

Web: [www.cobblecountry.co.uk](http://www.cobblecountry.co.uk)