

# Flat b, 2 Finkle Street, Sedbergh, Cumbria LA10 5BZ



## DIRECTIONS

As you drive into Sedbergh Town centre the road bends sharp right at the start of the Main Street onto Finkle Street. The property is on the left facing the Church.

**Cobble Country**  
*Dales & Lakes*

*Town & Country Property Agents Est. 1992*

**RENT: £695 pcm**

A lovely, first floor two bedroom apartment in the heart of Sedbergh. The apartment is in a convenient central location to the town and enjoys a westerly aspect looking over at the Church.

The property is accessed by a shared ground floor hallway. The first floor entrance door leads into a hall providing access to the lounge, bedrooms, kitchen and bathroom. The property benefits central heating and UPVC double glazing throughout.

Unfurnished.

No smoking.

No pets.

**VIEWINGS:** Viewings are strictly by arrangement with the sole agent: Tel: 015396 21000

Cobble Country, 59 Main Street, Sedbergh, Cumbria. LA10 5AB Email: [lettings@cobblecountry.co.uk](mailto:lettings@cobblecountry.co.uk) Web: [www.cobblecountry.co.uk](http://www.cobblecountry.co.uk)

## **TENANT LIABILITIES**

The rent is to be paid monthly in advance by standing order. The tenant is liable to pay all the utility bills and local taxes i.e. electricity, gas, oil, water, telephone charges, council tax. The tenant is also responsible for the insurance of their own contents.

## **DEPOSIT**

You are required to pay a deposit for the property of one months rent which will be held by the Deposit Protection Service. This may be used at the end of your tenancy against the cost of repair or replacement of landlord's fixtures and fittings, furniture, decoration or any outstanding rent payments.

## **TENANCY**

The initial lease will be for a fixed term of six months. At the Landlord's discretion you may then be offered another fixed term tenancy or a periodic tenancy.

## **SERVICES**

Mains gas, electricity and water and drainage.

## **COUNCIL TAX BAND**

We are advised that the property is currently band D.

**AWAITING EPC**

**AWAITING FLOORPLAN**