

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

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.



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.

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 Web: 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

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.