

## Heversham

**£850 pcm**

Apartment 15 At Plumtree  
Hall  
Heversham  
Milnthorpe  
Cumbria  
LA7 7ES

Apartment 15 Plumtree Hall is a top floor apartment with stunning views for the over 55's. Comprising; Spacious living room, two bedrooms, one with a walk in storage, large four piece bathroom and a kitchen. There is parking available for one car. CTB-TBC. Available Soon.

- Top Floor Apartment
- Spacious Living Area & A Kitchen
- Two Large Bedrooms & Large Bathroom
- Stunning Views
- Parking For One Car
- £200 Per Month For Water, Gas & Electric
- Unfurnished
- No Smokers
- Council Tax Band TBC
- Available Soon

Property Ref: CR1295

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Hallway

**Description:** Apartment 15 Plumtree Hall is part of top floor apartment with stunning views. Comprising; Spacious living room, two bedrooms, one with a walk in storage, large four piece bathroom and a kitchen. There is parking available for one car. CTB-TBC. EPC-D. Available Soon.

**Location:** Approaching from Kendal on the A6 take the left turn signposted for Leasgill and Heversham. Drive through Leasgill and the entrance to Plumtree Hall is signposted on the left.

**What3Words:** ///kitchen.swimsuits.mushroom

**Furnishings:** This property is offered unfurnished. The washing machine and the fridge are to remain on a no repair/replacement basis.

**Services:** Mains Electric, Gas, Water (Unmetered) and Drainage. Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&uprn=100110695355>

**Viewings:** Strictly by appointment with Hackney & Leigh – Carnforth Office.

**Ongoing Tenancy Management:** Upon tenancy commencement the rent will be paid to Hackney & Leigh, and the day to day management, along with the maintenance, will be managed directly by the landlord.

**Applying for a Tenancy:** Tenancy Application Forms are available

from any Hackney & Leigh office, on our website and will be e-mailed automatically following a viewing to the e-mail address provided. An application form should be completed for any intended occupants aged 18 yrs and above . Upon acceptance of an application the payment of the Holding Deposit (one weeks rent) is required, payable either by debit or credit card or bank transfer. This is paid to reserve the property and will be held by us for a period of 15 days unless we agree otherwise.

All adults of 18yrs and over who will be living at the property will be asked to provide evidence of nationality and identity to validate their "Right to Rent" under the Immigration Act 2014.

**Referencing:** All applicants will be required to provide satisfactory references eg: employer, current landlord and two character references. For the self-employed, a reference from your accountant or solicitor will be required. A credit reference will be obtained for each applicant. Acceptance of references and the offer of a tenancy is at our discretion.

**The Tenancy:** The property will be let on an Assured Periodic Tenancy Agreement (APT). The tenancy continues on a rolling periodic basis until either party serves notice to terminate the agreement. To end the tenancy a tenant is required to provide a minimum of two month's notice, to end on the last day of a rent period. The landlord is required to serve a Section 8 notice to bring the tenancy to an end, using the relevant grounds for repossession.

The tenant is responsible for Council Tax for the tenancy period



Bedroom One



Kitchen

"Double Click Text To Insert Floor Plan"

Heversham - Ref: CR1295

A thought from the owners...

Property particulars and appointments to view are provided on the understanding that all negotiations are conducted through Hackney and Leigh Ltd. This information is provided for general guidance only. It does not form part of any contract or agreement and no guarantee of accuracy is given. Prospective tenants should make their own enquiries as to the suitability or otherwise of the property. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being let or withdrawn. Please contact us to confirm the property's availability, especially if travelling some distance.